



Mayor

John Gates

Councilmembers

Jonathan Smail
Ward I

Brett Payton
Ward II

Michael Fitzsimmons
Ward III

Dale Hall
Ward IV

Stacy Suniga
At-Large

Robb Casseday
At-Large

A City Achieving
Community Excellence

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

City Council Agenda

May 21, 2019 at 6:30 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

- [1.](#) Call to Order
- [2.](#) Pledge of Allegiance
- [3.](#) Roll Call
- [4.](#) Recognitions and Proclamations
- [5.](#) Citizen Input
- [6.](#) Approval of the Agenda
- [7.](#) Reports from Mayor and Councilmembers
- [8.](#) Petitions from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Council or staff may request an item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

- [9.](#) Approval of the City Council Proceedings of May 7, 2019
- [10.](#) Acceptance of the Report of the May 14, 2019, City Council Worksession
- [11.](#) Consideration of a resolution of the City Council of the City of Greeley, Colorado, authorizing City staff to enter into a settlement agreement with Nicola Moore and Levi Berig
- [12.](#) Consideration of a resolution appointing Renee Wheeler to the position of Director of Finance and Ex-Officio City Treasurer
- [13.](#) Consideration of a resolution of the Greeley City Council officially naming the park at the Trails at Sheep Draw Subdivision as Hazelton Park
- [14.](#) Consideration of a resolution of the Greeley City Council officially naming a new skate park at 3rd Street and 11th Avenue as "3rd Street Plaza"

- [15.](#) Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, to establish C-H (Commercial High Intensity) zoning for certain property located in Weld County, Colorado, recently annexed and known as the 2034 Enclave Annexation, generally located north of the Highway 34 Bypass and south of 20th Street, between 83rd Avenue and 95th Avenue

End of Consent Agenda

- [16.](#) Pulled Consent Agenda Items
- [17.](#) Public hearing and final reading of an ordinance amending Sections 2.07.040, 4.20.160, and 4.20.190 of the Greeley Municipal Code regarding Intergovernmental Agreements, Change Orders, and Contract Types
- [18.](#) Public hearing and final reading of an ordinance to consider a change of zone from PUD (Planned Unit Development) to C-H (Commercial High Intensity) zoning for approximately 1.62 acres of property known as the 2700 and 2720 35th Avenue Rezone, and public hearing and final reading of an Ordinance changing the official zoning map to reflect the same
- [19.](#) Public hearing and final reading of an ordinance to consider a change of zone from PUD (Planned Unit Development) to PUD (Planned Unit Development) to allow for the additional uses within the Promontory PUD, Area B only, of churches, schools and recreational areas, for approximately 55.44 acres of property located south of Highway 34 Business (10th Street), west of Promontory Parkway, east of Promontory Circle and north of 16th Street, and public hearing and final reading of an Ordinance changing the official zoning map to reflect the same
- [20.](#) Public hearing and final reading of an Ordinance correcting the legal description and annexation title contained in Ordinance No. 47, 2017, regarding the annexation of property known as the Signature Bluffs Natural Area Annexation, No. 3, located east of 83rd Avenue and the Poudre River Learning Center, and north of Poudre River Road
- [21.](#) Public hearing and final reading of an ordinance correcting the legal description and annexation title contained in Ordinance No. 15, 2017, regarding the annexation of property known as the Cottonwood Bend Natural Area Annexation No. 3, located east of 59th Avenue and north of F Street
- [22.](#) Public hearing and final reading of an Ordinance correcting the legal description and annexation title contained in Ordinance No. 17, 2017, regarding the annexation of property known as the Cottonwood Bend Natural Area Annexation No. 5, located east of 59th Avenue and north of F Street
- [23.](#) Appointment of applicants to the Citizen Transportation Advisory Board, Greeley Art Commission, Historic Preservation Commission, Human Relations Commission, Museum Board, and Youth Commission
- [24.](#) Scheduling of Meetings, Other Events
- [25.](#) Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and

at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances

26. Adjournment

Council Agenda Summary

May 21, 2019

Agenda Item Number 1

Title

Call to Order

Council Agenda Summary

May 21, 2019

Agenda Item Number 2

Title

Pledge of Allegiance

Council Agenda Summary

May 21, 2019

Agenda Item Number 3

Title

Roll Call

Summary

Mayor Gates

Councilmember Smail

Councilmember Payton

Councilmember Casseday

Councilmember Fitzsimmons

Councilmember Suniga

Councilmember Hall

Council Agenda Summary

May 21, 2019

Agenda Item Number 4

Title

Recognitions and Proclamations

Summary

Councilmember Suniga will present the What's Great about Greeley Report.

Mayor Gates will present a proclamation for *Greeley Small Business Week* (May 20 – 24, 2019) as a time to recognize the unique character and success small businesses bring to our community.

Community Development Director, Brad Mueller, will highlight four outstanding development projects and two mural projects completed in 2017 and 2018. The project winners were recognized by the Planning Commission on May 14th as part of the City's 15th Annual Excellence in Community Design Awards for projects designed, constructed or redeveloped that demonstrate exceptional design elements.

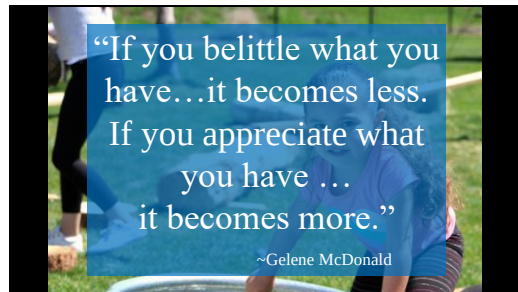
Attachments

May 21, 2019 What's Great about Greeley Report
Greeley Small Business Week Proclamation

Slide 1



Slide 2



At each Council Meeting, we recognize the people, organizations and businesses that make Greeley Great. Tonight it's my turn to announce the recognitions. I'll start with a quote, "If you belittle what you have, it becomes less. If you appreciate what you have, it becomes more." With these announcements we are appreciating the good work of our residents, showing support for their efforts, and encouraging everyone to share the word that Greeley is Great.

Slide 3



Alison Hamling, Director of Experience for the Downtown Development Authority, has been awarded the Outstanding Frontline Tourism Worker Award for the Denver & the Cities of the Rockies region by the Colorado Tourism Office.

Slide 4



The University of Northern Colorado undergraduate theatre program made the 2019 list of the best theatre programs in Colorado by OnStage Blog. Schools were scored based on Cost/Scholarship, Selectivity, Performance Opportunities, Faculty with Terminal Degrees/Experience, Facilities, Post-Grad career support, and location resources.

Slide 5



Congratulations to Michael Kunkel of Greeley for taking the gold medal in collision damage appraisal at the statewide SkillsUSA Challenge. Michael was one of eight students from Aims Community College to qualify for the competition. He will now head to the national competition to be held this summer.

Slide 6



Greeley loves it's FroYo. During the last week of April, Greeley's TCBY ranked No. 3 in the nation for sales.

Slide 7



Kudos to University High School's Liz van der Torre for winning the Class 3A No. 3 singles state tennis title. This is the first state tennis title in 33 years for University High.

Slide 8



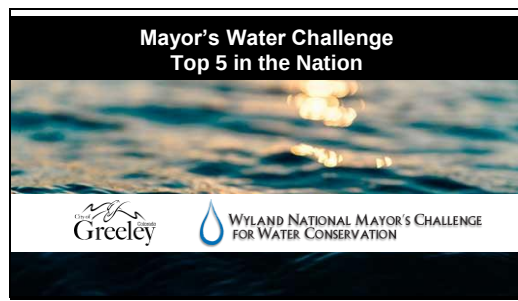
Franklin Middle School science teacher, Machin Norris, is one of 30 teachers nationwide chosen to participate in the 2019 Teacher Innovator Institute at the National Air and Space Museum.

Slide 9



Greeley's North Colorado Medical Center is the first hospital in Colorado to host a national research program led by the National Institutes of Health. Unlike studies focused on particular diseases or populations, the research program called "All of Us" will serve as a national resource to inform thousands of studies.

Slide 10



Greeley residents have done it again! Greeley finish 5th in the Wyland National Mayor's Challenge for Water Conservation with 4,696 pledges resulting in a water savings of 19 million gallons of water and stopping 1,108 pounds of hazardous waste from entering our watersheds. Greeley has been awarded a top ten finish since the beginning of the Challenge in 2012.

Slide 11





Small Business Week

WHEREAS, America's progress has been driven by pioneers who think big, take risks and work hard; and

WHEREAS, from the storefront shops that anchor local streets to the high-tech startups that keep America on the cutting edge, small businesses are the lifesavers of our economy and the cornerstones of our nation's promise; and

WHEREAS, small business owners have energy and a passion for what they do; and

WHEREAS, when we support small business, jobs are created, and local communities preserve their unique culture; and

WHEREAS, because this country's 28 million small businesses create nearly two out of three jobs in our economy, we cannot resolve ourselves to create jobs and spur economic growth in America without discussing ways to support our entrepreneurs; and

WHEREAS, thousands of small businesses provide goods and services within the Greeley community; and

WHEREAS, Greeley, Colorado supports and joins in this national effort to help America's small businesses do what they do best - grow their business, create jobs, and ensure that our communities remain as vibrant tomorrow as they are today.

NOW, THEREFORE, I, John Gates, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim May 20 - May 24, 2019 as ***Greeley Small Business Week***, and I call upon the people of Greeley to recognize the unique character and success small businesses bring to our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the City of Greeley, Colorado, this 21st day of May, 2019.

John Gates
Mayor

Council Agenda Summary

May 21, 2019

Agenda Item Number 5

Title

Citizen Input

Summary

During this 15-minute portion of the meeting, anyone may address the Council on any item of City business appropriate for Council's consideration that is not already listed on this evening's agenda.

Individual speakers will be limited to 3 minutes each. Council and staff will respond tonight, if possible, to questions or requests. If further time or discussion is needed, a staff member will contact you within the next couple of days. Some items may need to be scheduled for a future meeting.

Council Agenda Summary

May 21, 2019

Agenda Item Number 6

Title

Approval of the Agenda

Council Agenda Summary

May 21, 2019

Agenda Item Number 7

Title

Reports from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.

Board/Commission	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3 rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4 th Mon, 6:00 pm	Smail
Historic Preservation Loan	As Needed	Suniga
Police Pension Board	Quarterly	Suniga
Employee Health Board	As Needed	Suniga
Human Relations Commission Liaison	2 nd Monday, 12:30 P.M.	Suniga
Airport Authority	3 rd Thur, 3:30 pm	Casseday/Payton
Visit Greeley	3 rd Wed, 7:30 am	Fitzsimmons
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4 th Mon, 11:30 am	Gates
Island Grove Advisory Board	1 st Thur, 3:30 pm	Smail
Weld Project Connect Committee (United Way)	As Needed	Fitzsimmons
Downtown Development Authority	3 rd Thur, 7:30 am	Casseday/Smail
Transportation/Air Quality MPO	1 st Thur, 6:00 pm	Casseday/Gates
Poudre River Trail	1 st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Gates
Highway 85 Coalition	As Needed	Payton
Highway 34 Coalition	As Needed	Payton
CML Policy Committee (Council or Staff)	As Needed	Payton and City Manager Roy Otto/Fitzsimmons alternate
CML Executive Board opportunity	As Needed	
CML - Other opportunities	As Available/Desired	

Council Agenda Summary

May 21, 2019

Agenda Item Number 8

Title

Petitions from Mayor and Councilmembers

Summary

During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Petitions will generally fall into three categories:

- 1) A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;
- 2) A request to the City Manager for information or research;
- 3) A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments

Status Report of Council Petitions and Related Information

Greeley City Council

Status Report of Council Petitions

Council Request		Council Meeting, Worksession, or Committee Meeting Date Requested	Status or Disposition (After completion, item is shown one time as completed and then removed.)	Assigned to:
	None pending.			

Consent Agenda

May 21, 2019

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Once the Clerk has read each Consent Agenda item into the record, along with Council's recommended action, Council or staff may request the item be "pulled" off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

The Consent Agenda includes Items No. 9 through 15 and their recommended actions.

Council's Recommended Action

To approve Items No. ____ through ____ or

To approve Items No. ____ through ____ with the exceptions of No.(s) ____

Council Agenda Summary

May 21, 2019

Agenda Item Number 9

Key Staff Contact: Betsy Holder, City Clerk, 970-350-9742

Title:

Approval of the City Council Proceedings of May 7, 2019

Summary:

A meeting of the City Council was held on May 7, 2019, in Council's Chambers at the City Center South Campus, 1001 11th Avenue, Greeley, Colorado.

Decision Options:

1. To approve the proceedings as presented; or
2. Amend the proceedings if amendments or corrections are needed, and approve as amended.

Council's Recommended Action:

A motion to approve the City Council proceedings as presented.

Attachments:

May 7, 2019 Proceedings

City of Greeley, Colorado
CITY COUNCIL PROCEEDINGS
 May 7, 2019

1. Call to Order

Mayor John Gates called the meeting to order at 6:30 p.m., in the Council's Chambers at the City Center South Campus, 1001 11th Avenue.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. Roll Call

Jessica Diagana, Assistant City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Robb Casseday, Michael Fitzsimmons, Dale Hall, and Stacy Suniga. Councilmembers Brett Payton and Jon Smail were excused.

4. Recognitions and Proclamations

Councilmember Hall presented the What's Great About Greeley Report.

Mayor Gates presented proclamations for National Travel & Tourism Week, National Kids to Parks Day, Historic Preservation Month and Mental Health Month.

5. Citizen Input

Jim Ells, Greeley resident, reported that he is the owner of two properties at the corner of 65th Avenue and Highway 34 and expressed several concerns about the upcoming improvement project including that he feels it is being fast tracked and there are drainage issues. He asked for a delay in the project since the plans have changed to review and get some more input from property owners. Joel Hemesath, Public Works Director, reported that any approvals relative to this project will not need to be presented to the Council and there are additional meetings planned with residents to keep them informed. Mayor Gates asked Mr. Ells to continue to reach out with his questions and concerns.

6. Approval of Agenda

The agenda was approved as presented.

7. Reports from Mayor and Councilmembers

Councilmember Hall spoke of his attendance at a Poudre River Trail Board meeting in which plans were discussed for construction of a trailhead at 11th Avenue and noted that the trail is up and running for use.

Councilmember Suniga spoke of her attendance at several Cinco de Mayo festivities and thanked those entities for their efforts on such great events.

Councilmember Casseday spoke of his attendance at the Downtown Development Authority meeting, the Airport Authority Board meeting where a new Airport Manager was installed and a retirement

celebration was held for Gary Cyr, the Stampede Hall of Fame Induction Ceremony, the North Front Range Planning Organization meeting, and the funeral for Greeley Firefighter Steve Kuzik.

Mayor Gates introduced and welcomed Greeley's new Assistant City Manager, Paul Fetherston, and spoke of his attendance at the 2020 Census Launch rally, the Frontier House Breakfast event and the Cinco de Mayo festivities.

8. Petitions from Mayor and Councilmembers

There were no petitions offered from Mayor and Councilmembers.

*** * * * Consent Agenda * * * ***

9. Approval of the City Council Proceedings of April 16, 2019

The Council action recommended was to approve the Proceedings.

10. Acceptance of the Report of the April 23, 2019, City Council Worksession

The Council action recommended was to accept the Report.

11. Consideration of a resolution of the Greeley City Council authorizing the City to enter into a Memorandum of Understanding with the Weld County Sheriff's Office regarding Greeley-Weld Bomb Squad Operations

The Council action recommended was to adopt the resolution. **(Resolution No. 18, 2019)**

12. Consideration of a resolution authorizing the City of Greeley's participation in the Metro Mortgage Assistance Plus Program, and authorizing the execution of the delegation and participation agreement and other documents in connection therewith

The Council action recommended was to adopt the resolution. **(Resolution No. 19, 2019)**

13. Consideration of a resolution authorizing the City to enter into a Memorandum of Understanding with the City of Fort Collins, the Town of Windsor, Carestream Health, Inc., Boxelder Sanitation District, South Fort Collins Sanitation District, and Leprino Foods Company regarding water Quality monitoring on the Lower Cache la Poudre River

The Council action recommended was to adopt the resolution. **(Resolution No. 20, 2019)**

14. Consideration of a resolution authorizing the City of Greeley to enter into a Bilateral Non-Disclosure Agreement between the City of Greeley and the City of Thornton

The Council action recommended was to adopt the resolution. **(Resolution No. 21, 2019)**

15. Consideration of the Fifth Amendment to the Development Agreement between Leprino Foods and the City of Greeley concerning continuation of a sales and use tax waiver

The Council action recommended was to approve the amendment as presented.

16. **Introduction and first reading of an ordinance amending Sections 2.07.040, 4.20.160, and 4.20.190 of the Greeley Municipal Code regarding Intergovernmental Agreements, Change Orders, and Contract Types**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for May 21, 2019.

17. **Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from PUD (Planned Unit Development) to C-H (Commercial High Intensity) zoning for approximately 1.62 acres of property known as the 2700 and 2720 35th Avenue Rezone**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for May 21, 2019.

18. **Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, from PUD (Planned Unit Development) to PUD (Planned Unit Development) to allow for the additional uses within the Promontory PUD, Area B only, of churches, schools and recreational areas, for property located south of Highway 34 Business (10th Street), west of Promontory Parkway, east of Promontory Circle and north of 16th Street**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for May 21, 2019.

19. **Introduction and first reading of an Ordinance correcting the legal description and annexation title contained in Ordinance No. 47, 2017, regarding the annexation of property known as the Signature Bluffs Natural Area Annexation, No. 3, located east of 83rd Avenue and the Poudre River Learning Center and north of Poudre River Road**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for May 21, 2019.

20. **Introduction and first reading of an Ordinance correcting the legal description and annexation title contained in Ordinance No. 15, 2017, regarding the annexation of property known as the Cottonwood Bend Natural Area Annexation No. 3, located east of 59th Avenue and north of F Street**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for May 21, 2019.

21. **Introduction and first reading of an Ordinance correcting the legal description and annexation title contained in Ordinance No. 17, 2017, regarding the annexation of property known as the Cottonwood Bend Natural Area Annexation No. 5, located east of 59th Avenue and north of F Street**

The Council action recommended was to introduce the ordinance and schedule the public hearing and final reading for May 21, 2019.

***** End of Consent Agenda *****

Councilmember Casseday moved, seconded by Councilmember Suniga to approve the items on the Consent Agenda and their recommended actions. The motion carried: 5-0 (Payton and Smail excused)

22. Pulled consent agenda items

No items were pulled from the Consent Agenda.

23. Public hearing and final reading of an ordinance annexing to the City of Greeley, Colorado, certain unincorporated territory located in Weld County, Colorado, known as the 2034 Enclave Annexation, generally located north of Highway 34 Bypass and south of 20th Street, between 83rd Avenue and 95th Avenue

Brad Mueller, Community Development Director, noted the location for this request, site characteristics, approval criteria, and staff's recommendation of approval.

Mayor Gates opened the public hearing at 7:13 p.m.

Tom Hamblen, Greeley resident, reported that he was assisting the applicants with this annexation and that he was available to answer any questions from Council.

Randy Bernard, Greeley resident, expressed his curiosity about the intentions for the property, and Mayor Gates indicated that this comes at a later point in the process.

Mayor Gates closed the public hearing at 7:16 p.m.

Councilmember Suniga moved, seconded by Councilmember Hall to direct the City Attorney to prepare a resolution setting forth the Council's findings and conclusion that: 1) the applicable parts of the Colorado Revised Statutes are met; 2) an election is not required; and 3) there are no additional terms and conditions imposed. The motion carried: 5-0 (Payton and Smail excused) **(Resolution No. 22, 2019)**

Councilmember Suniga moved, seconded by Councilmember Hall to adopt the ordinance and publish with reference to title only. The motion carried: 5-0 (Payton and Smail excused) **(Ordinance No. 20, 2019)**

24. Scheduling of meetings, other events

No additional meetings or events were scheduled.

25. Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Casseday moved, seconded by Councilmember Hall to approve the above authorizations, and the motion carried: 5-0 (Payton and Smail excused)

26. Adjournment

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 7:18 p.m.

John Gates, Mayor

Jessica Diagana, Assistant City Clerk

Council Agenda Summary

May 21, 2019

Agenda Item Number 10

Key Staff Contact: Betsy Holder, City Clerk, 970-350-9742

Title:

Acceptance of the Report of the May 14, 2019, City Council Worksession

Summary:

A City Council Worksession was held on May 14, 2019, in Council's Chambers at the City Center South Campus, 1001 11th Avenue, Greeley, Colorado.

Decision Options:

1. To accept the Report as presented; or
2. Amend the Report if amendments or corrections are needed, and accept as amended.

Council's Recommended Action:

A motion to accept the Report as presented.

Attachments:

May 14, 2019 Report

City of Greeley, Colorado
COUNCIL WORKSESSION REPORT
 May 14, 2019

1. CALL TO ORDER

The meeting was called to order at 5:00 p.m. by Mayor John Gates, in the Council's Chambers at the City Center South, 1001 11th Avenue.

2. PLEDGE OF ALLEGIANCE

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. ROLL CALL

Cheryl Aragon City Clerk, called the roll. Those present were Mayor John Gates and Councilmembers Robb Casseday, Michael Fitzsimmons, Dale Hall, Jon Smail, and Stacy Suniga. Councilmember Brett Payton arrived late.

4. PRESENTATION REGARDING A POTENTIAL OPEN SPACE SALES TAX

Andy McRoberts, Culture, Parks & Recreation Director, reported that this is an opportunity to present background information regarding a potential dedicated sales tax that would support an active Natural Areas and Trails Division within the Culture, Parks and Recreation Department.

Councilmember Payton arrived at 5:35 p.m.

Mr. McRoberts reviewed the various components of the City's Master Plan as it relates to parks, open lands and trails, especially the core values that are included and mentioned the Parks, Trails and Open Lands Master Plan (PTOL) that is in place. He stated that a statistically-prepared survey of the community in 2016 indicated that 66% of residents across all demographics indicated a need for access to open lands and natural areas. In addition, he stated that 51% of households indicated that the highest priority for Greeley over 10 years should be walking and biking trails and that 27% also indicated that open lands and natural areas and nature and soft surface trails should be a high priority.

Mr. McRoberts advised that staff is recommending the pursuit of additional information, as expediently as possible, to ascertain the possibility of adding a ballot question to the City's ballot this November. He added that staff is also recommending entering into a working partnership with the Trust for Public Lands (TPL) to assist in those efforts, as well as assisting with a community survey to gauge community support for a potential tax.

With regard to the polling, Mr. McRoberts advised that the cost of this poll is estimated to be approximately \$30,000, and the Trust for Public Lands has offered to pay ½ the cost of the polling. The City's share, therefore, would be a maximum \$15,000.00.

He reviewed the projects that would be included in this question, as well as a timeline for polling and final Council action via a Council ordinance, and then communicate out to the community.

Mr. McRoberts acknowledged that there has also been citizen support towards this issue and it will be important to allow a citizen initiative to campaign and offer support towards any final recommendation. It is important to note that, by the Charter for the City of Greeley, that only City Council can authorize any Ordinance towards ballot questions that pertain to tax levies.

Sarah Witherell was present and stated that from a citizen's perspective, this is an important effort and that she would support this sales tax measure. She stated that there is a growing need to access nature and to continue to be vibrant and that because our ecosystem here is native and endangered, she would like to see it maintained.

Clint Torczon stated that this is an important task and preserving open spaces is key. He stated that growth is inevitable but parks, and trails and open space are a vital asset.

Mr. McRoberts stated that many people might ask why \$4 million each year, and he advised that with land acquisition and maintenance combined, that is what is needed.

Councilmember Suniga stated that given what the City's Comp Plan proposes, this effort will need to be embraced. She stated that she thinks the community will make this decision which is critical.

Councilmember Hall stated that as an avid user of the Poudre River Trail, there are definitely some dire needs. He expressed that his concern is that this is not the perfect time to ask the citizens for another tax.

In response to a question from Councilmember Smail, Justin Scharton, Natural Resources Superintendent, advised that about roughly 25 percent, or about \$1 million is maintenance and then acquisition is above and beyond that.

Councilmember Smail stated that this is an easy decision for him to ask the voters what they think at election time.

Councilmember Casseday stated that his concern is a timing one as he wants to protect the other initiatives that he has worked hard to support over the years.

In response to a question about maintenance from Councilmember Payton, Mr. McRoberts advised that the City has not been particularly adept at putting maintenance dollars in the budget, but some capital dollars from the food tax have supported the Poudre River Trail.

Mayor Gates stated that he shares timing concerns. He stated that the Poudre River Trail is a gem in this community, but now we are asking for money because we cannot sustain it, which is frustrating. He stated that because we hit the voters twice in 2018 with tax questions, he won't support another question this year, but potentially in the future.

In response to a question from Councilmember Smail about when it would be palatable to put this on the ballot, Mayor Gates emphasized that it has nothing to do with it being too close to the election, just that it's too soon for yet another tax question, maybe in 2020 though. Councilmember Casseday suggested 2022 as a better time.

Roy Otto, City Manager, clarified that the last two tax-related questions were continuations of existing taxes, not new taxes, and added that in 2020 it would be important to take a look at what is included in the food tax.

He stated too that there is no real science to placing tax questions on the ballot.

Councilmember Fitzsimmons stated that while he supports open space, timing so close to the election is a concern for him.

Councilmember Smail stated that since there are timing concerns, maybe next year would be doable if we started on it sooner in the year.

Mr. Otto stated that he is supportive of continued analysis and engaging with the outside agency to support this in 2020.

Councilmember Payton stated that he likes the idea of some extra time, as long as during that time, we have a better idea of where we are with maintenance in an effort to offer some accountability to the taxpayers about that.

After Mr. McRoberts offered a list of the kinds of things the Trust for Public Lands would help with, there was no Council consensus to proceed with a letter of engagement with the Trust for Public Lands or to proceed with any kind of community polling at this time.

5. SCHEDULING OF MEETINGS, OTHER EVENTS

No additional meetings or other events were scheduled.

6. ADJOURNMENT

There being no further business to come before the Council, Mayor Gates adjourned the meeting at 6:02 p.m.

Cheryl Aragon, Deputy City Clerk

Council Agenda Summary

May 21, 2019

Agenda Item Number 11

Key Staff Contact: Sharon McCabe, Human Resources Director, 970-350-9714

Title:

Consideration of a resolution of the City Council of the City of Greeley, Colorado, authorizing City staff to enter into a settlement agreement with Nicola Moore and Levi Berig

Summary:

Nicola Moore filed a Demand Letter to CCMSI, City of Greeley claim adjusting service provider, on March 21, 2019 regarding injuries she sustained in a traffic accident on November 27, 2017, including loss of consortium damages for herself and her husband, Levi Berig. The Settlement Agreement is included as an attachment for Council consideration of the resolution. Not included in this Agenda Item is a settlement with Adam Berig, the son of Levi Berig, which is being negotiated separately and is anticipated to be in an amount that may be approved by the Risk Manager and/or Claims Review Board without Council approval.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes
If yes, what is the initial, or, onetime impact?	\$350,000
What is the annual impact?	None
What fund of the City will provide Funding?	Liability Fund
What is the source of revenue within the fund?	Allocations charged to each City department
Is there grant funding for this item?	No
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

A settlement agreement with Ms. Moore and Mr. Berig would resolve all associated claims against the City.

Other Issues and Considerations:

None anticipated.

Applicable Council Priority and Goal:

Safety: Manage the health, safety and welfare in a way that promotes a sense of security and well-being for residents, businesses and visitors.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

Settlement Agreement

THE CITY OF GREELEY, COLORADO

RESOLUTION ____ , 2019

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO AUTHORIZING CITY STAFF TO ENTER INTO A
SETTLEMENT AGREEMENT WITH NICOLA MOORE AND LEVI BERIG**

WHEREAS, Nicola Moore filed a Claim and Demand Letter to CCMSI, City of Greeley claim adjusting service provider, on March 21, 2019, against the City of Greeley regarding damages she sustained in a traffic accident on November 27, 2017, including loss of consortium damages sustained by herself and her husband, Levi Berig; and

WHEREAS, the City's Risk Manager, in conjunction with the City Attorney's Office and as authorized in Section 4.18.040(a) of the Greeley Municipal Code, has been involved in investigating Ms. Moore's and Mr. Berig's claims; and

WHEREAS, the parties have negotiated a settlement that resolves all issues involved in the claim but which is fully contingent upon Council's approval pursuant to Section 4.18.040(b); and

WHEREAS, settlement of the claim will include the full release of all claims against the City of Greeley, its officers and employees as required by Section 4.18.040(e); and

WHEREAS, the City's Risk Manager and the City Attorney's Office believe it is in the best interests of the City of Greeley to approve a settlement of this litigation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. City Council authorizes City staff members to sign a Mutual Release and Settlement Agreement with Nicola Moore, Levi Berig, and their counsel of record that resolves all claims associated with this incident which occurred on November 27, 2017.

2. The City Attorney is authorized to make changes to the Mutual Release and Settlement Agreement following review and approval by City Council as long as such changes do not change the substance of the agreement.

3. This Resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

By: _____

By: _____

Mayor

SETTLEMENT AND MUTUAL RELEASE AGREEMENT

THIS SETTLEMENT AND MUTUAL RELEASE AGREEMENT made this ____ day of _____, 2019, by and between Nicola Moore and Levi Berig (“CLAIMANTS”) and the City of Greeley, Colorado (“CITY”) (collectively, the CLAIMANTS and the CITY, “PARTIES,” each individually, a “PARTY”), is an agreement which exchanges a full and mutual release of all claims by Claimants against the City of Greeley as result of any and all injuries and damages arising from an incident occurring on or about November 17, 2017, in exchange for the following consideration.

IN CONSIDERATION of the mutual covenants undertaken and the mutual releases contained in this Agreement the adequacy of which is acknowledged by and between the Parties, CLAIMANTS and the CITY agree as follows:

RECITALS

- A. CLAIMANTS submitted a claim to the CITY, seeking reimbursement for damages to CLAIMANTS caused by a motor vehicle accident involving an employee of the CITY.
- B. The PARTIES have agreed that the total damages claimed by CLAIMANTS are reasonable and justified. This includes any property damage to CLAIMANT’s motor vehicle, as well as any physical and emotional injury suffered by CLAIMANTS.
- C. CLAIMANTS timely filed notice of the claim to the CITY.
- D. The PARTIES desire to enter into this Agreement in order to provide for a full and final mutual settlement as well as a discharge of all claims CLAIMANTS have or may have in the future against the CITY related to the Incident.

AGREEMENT

1. **Settlement Compensation.** The CITY agrees to pay CLAIMANTS the amount of THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000). A check in this amount shall be issued by the CITY within fifteen (15) business days following the execution of this Agreement and receipt by the City of a W-9 from CLAIMANTS.
2. **Release and Discharge.** In consideration of the equitable distribution of expenses called for herein and mutual promises between the PARTIES, the PARTIES completely release and forever discharge each other and any past, present and future officers, directors, stockholders, attorneys, agents, servants, representatives, employers, employees, subsidiaries, affiliates, partners, predecessors, successors and assigns, and all other persons, firms or corporation with whom the PARTIES have been, are now or may hereafter be affiliated of and from any and all past, present or future claims, demands, obligations, actions, causes of action, damages, exemplary damages, costs, losses of services, expenses and compensation of any nature whatsoever, whether based on tort, contract or other theory of recovery, which the PARTIES now have, or which may hereafter accrue or otherwise be acquired, arising out of or in any way relating to the Incident, which are or could have been the subject of the claim including, but not limited to, any and all known or unknown claims, as well as any and all known or unknown claims for or any future claim of the PARTIES’ representative(s) or assignee(s). This Release and Discharge shall be a fully binding and complete settlement between the PARTIES, their affiliates, assigns, predecessors and successors.

3. General Release. The PARTIES hereby acknowledge and agree that the Release and Discharge pursuant to paragraph 2 is a general release of any and all claims arising out of or in any way relating to the Incident, and they further expressly waive and assume the risk of any and all claims for damages which exist as of this date, but of which the PARTIES do not know or suspect to exist, whether through ignorance, oversight, error, negligence, or otherwise, and which, if known, would materially affect the PARTIES' decision to enter into this Agreement. The PARTIES further agree that they have accepted the benefit of the payment of the sum specified herein and the mutual promises as a complete compromise of matters involving disputed issues of law and fact, and the PARTIES each assume the risk that the facts or law may be otherwise than the PARTIES believe. It is understood and agreed by the PARTIES that this Agreement is a compromise of a disputed claim, and the payment is not to be construed as an admission of liability on the part of the CITY.

4. Scope of Agreement. This Agreement is intended as a release of all claims of the kind or nature set forth above by any of the PARTIES in connection with the Incident as to all persons, firms or corporations, regardless of whether such persons are specifically named or designated herein, and regardless of whether such persons, firms or corporations or parties to any litigation arising out of this matter except to the extent any limitations are specifically designated herein to the contrary.

5. Denial of Liability/Assumption of Risk/Mistake of Fact. The PARTIES specifically affirm that the above-described compensation would not be paid, except as consideration set forth in exchange for the full and complete release of any and all claims, actions or causes of action, known or unknown, as described above. It is understood and agreed to by the PARTIES that this settlement is a compromise of a disputed claim and the payments are not to be construed as an admission of liability on the part of any PARTY. The PARTIES specifically acknowledge that they have taken into account and are aware of the facts and circumstances surrounding the Incident. The PARTIES have specifically taken into account that potential mistake of facts may have been made and reached in this particular settlement and affirm that part of the consideration above is being given by the PARTIES to each other for the voluntary assumption of that potential risk arising from this possible mistake of fact. The PARTIES' assumption of this potential risk is final and complete, but this assumption of risk shall not constitute any admission by any PARTY of any liability or wrongdoing. The PARTIES acknowledge that there may be unknown injuries or damages, of which they are not aware, relating to the above-described Incident and the surrounding circumstances. It is the PARTIES' intent to release the other PARTIES from any and all claims which may arise from the Incident.

6. Warranty of Capacity to Execute Agreement. Each PARTY, as to its claims, demands, obligations, or causes of action referred to in this Agreement, represents and warrants that no other person or entity has or has had any interest to such PARTIES' claims, demands, obligations, or causes of action, except as otherwise set forth herein, and each PARTY has the sole right and exclusive authority to execute this Agreement and receive the sums specified herein, and that each PARTY has not sold, assigned, transferred, conveyed or otherwise disposed of any of its claims, demands, obligations, or cause of action released or referred to in this Agreement.

7. Subrogation/Attorney Lien. CLAIMANTS agree that all payments to third parties who may have subrogation rights and/or Attorney's Liens to any monies received pursuant to this Agreement as a result of any and all injuries and damages to CLAIMANTS arising from the Incident are the sole responsibility of CLAIMANTS. CLAIMANTS agree to accept sole responsibility for any lien asserted by any third party on any monies received pursuant to this Agreement. CLAIMANTS, by this Agreement,

agree to hold harmless, defend, and indemnify the CITY from any third-party claims to any portion of the monies received under this Agreement.

8. Action to Enforce terms. The PARTIES agree that presentation of the Agreement shall be a complete affirmative defense to any and all such claims and shall be a complete bar to any such action.

9. Miscellaneous.

- A. This instrument constitutes and contains the entire Agreement and understanding of the PARTIES and the subject matter herein between the PARTIES arising from any and all damages and injuries arising from the Incident and supersedes and replaces all prior negotiations and all agreements proposed or otherwise, whether written or verbal, all concerning the subject matter hereof. No PARTY, nor any agent or attorney therefore, has made any promise, representation, or warranty whatsoever, express or implied, not contained herein.
- B. Neither the process of negotiating nor the act of executing this Agreement is intended to be nor shall at any time be deemed, construed, or treated in any respect as an admission of liability of the legal validity of any claim asserted by any party hereto or otherwise. Nothing in this Agreement shall be constructed as a waiver of immunity provided by common law or by state statute, including the Colorado Governmental Immunity Act, Sections 24-10-101, *et seq.*, C.R.S.; and further shall not be deemed as an assumption of any duty with respect to any non-party to this Agreement.
- C. No waiver of any breach of any term or provision of this Agreement shall be construed to be, nor shall be, a waiver of any other breach of this Agreement. No waiver shall be binding unless in writing, signed by the PARTY waiving the breach.
- D. If any provision of this Agreement shall be determined to be invalid or void, for any reason, the remaining provisions shall nonetheless remain in full force and effect.
- E. Each PARTY hereto acknowledges that they and/or their respective counsel have participated in or had the opportunity to participate in the drafting, preparation and review of this Agreement and, therefore, no part hereof shall be construed against any PARTY based upon the identity of any person who purported to be the drafter of such language.
- F. The PARTIES execute this Agreement without reliance upon any statements or representations by any other PARTY concerning the nature and extent of any damages, legal liability, tax consequences or any other matter except as contained in this Agreement. CLAIMANTS voluntarily agree to assume the risk and obligation to pay any and all taxes due as the result of receiving the settlement funds referenced herein.

- G. This Agreement is contractual in nature and not a mere recital, each PARTY asserting that valuable consideration has been received, binding the PARTIES to their respective rights and obligations hereunder.
- H. It is understood and agreed that the PARTIES shall each bear their own attorneys' fees and costs, if any, arising from the action of its own counsel in connection with the claim.
- I. The PARTIES agree to cooperate fully and execute any and all supplementary documents, and to take all additional actions which may be necessary or appropriate to give full force and effect to the terms of this Agreement.
- J. This Agreement may be executed in any number of counterparts, each of which, when so executed, shall be deemed to be an original and all of which, taken together, shall constitute one and the same agreement.
- K. This Agreement shall become effective following its execution by the PARTIES and upon the release of funds, as stated in paragraph 1 above.

NICOLA MOORE

Date: _____

LEVI BERIG

Date: _____

THE CITY OF GREELEY, COLORADO:
APPROVED AS TO SUBSTANCE:

By: _____
Roy Otto, City Manager

APPROVED AS TO AVAILABILITY OF
FUNDS:

By: _____
Renee Wheeler, Finance Director

APPROVED AS LEGAL FORM:

By: _____
Doug Marek, City Attorney

Council Agenda Summary

May 21, 2019

Agenda Item Number 12

Key Staff Contact: Paul Fetherston, Assistant City Manager, 350-9730

Title:

Consideration of a resolution appointing Renee Wheeler to the position of Director of Finance and Ex-Officio City Treasurer

Summary:

Pursuant to Section 5-1 of the Charter the City Council must consent to the appointment of the Director of Finance and Ex-officio Treasurer and in compliance with the Charter provision, the City Manager wishes to appoint Renee Wheeler to act as the Director of Finance and Ex-officio Treasurer for the City of Greeley.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

None anticipated.

Other Issues and Considerations:

N/A

Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

THE CITY OF GREELEY, COLORADO

RESOLUTION _____, 2019

A RESOLUTION APPOINTING RENEE WHEELER TO THE POSITION OF DIRECTOR OF FINANCE AND EX-OFFICIO CITY TREASURER.

WHEREAS, the Greeley Municipal Charter establishes the Department of Finance in Section 5-1; and

WHEREAS, Section 5-1 of the Charter further states that the head of the Department of Finance shall be the Director of Finance and Ex-officio City Treasurer; and

WHEREAS, Section 5-1 of the Charter further provides that the Director shall be appointed by the City Manager with the advice and consent of the City Council; and

WHEREAS, Victoria Runkle acted as the Director of Finance and the Ex-officio Treasurer until February 7, 2019; and

WHEREAS, Ms. Runkle was also an Assistant City Manager during her tenure with the City of Greeley;

WHEREAS, Renee Wheeler was employed as the Deputy Director of Finance during Ms. Runkle's tenure; and

WHEREAS, upon Ms. Runkle's resignation the City Manager immediately began recruitment for a suitable replacement candidate for the position of Assistant City Manager and determined that it was appropriate and necessary to appoint someone to act as the Interim Director of Finance and Interim Ex-officio City Treasurer while that search proceeded; and

WHEREAS, the City Manager appointed Ms. Wheeler as Interim Director of Finance and Interim Ex-officio City Treasurer beginning on February 8, 2019 and subsequently appointed Ms. Wheeler as the Director of Finance and Ex-officio City Treasurer on March 7, 2019 ; and

WHEREAS, pursuant to Section 5-1 of the Charter the City Council must consent to the appointment of the Director of Finance and Ex-officio Treasurer; and

WHEREAS, the City Council hereby finds that Ms. Wheeler has training and knowledge in municipal accounting, budgeting, taxation and financial control as required by Section 5-1 of the Charter; and

WHEREAS, the City Council finds that the City Manager's appointment of Ms. Wheeler to act as the Director of Finance and Ex-officio Treasurer is appropriate.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The City Council consents to the appointment of Renee Wheeler as the Director of Finance and Ex-officio Treasurer.
2. The Director of Finance and Ex-officio Treasurer shall have the authority to exercise all duties, responsibilities and appointments as may be assigned to her by the Greeley Municipal Charter, the Greeley Municipal Code and the City Manager and Assistant City Manager.
3. This appointment shall continue until such time as a new Resolution is passed, as required by Section 5-1 of the Greeley Municipal Charter.
3. This Resolution shall be effective *nunc pro tunc* to February 8, 2019.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

Mayor

Council Agenda Summary

May 21, 2019

Agenda Item Number 13

Key Staff Contact: Andy McRoberts, Culture, Parks and Recreation Director, 970-350-9425

Title:

Consideration of a resolution of the Greeley City Council officially naming the park at the Trails at Sheep Draw Subdivision as Hazelton Park

Summary:

As new parks are developed, park locations must include a naming process. The City's standard naming process is to have the Parks and Recreation Advisory Board collect suggestions and make a final recommendation to City Council through a Resolution. In this case, the P&R Board wanted staff to solicit suggestions from the general public through social media. This was done through a variety of methods and staff collected over 80 suggestions to be considered by the Board. As a number of suggested names incorporated people/surnames, one of the Board members also researched additional information through the UNC History Department.

In addition, the Board reviewed the attached document ("The Hazelton Community") which showcased the history of the general area the park is located within. This summarized history, including pioneer interviews, of the area was assembled by students and faculty in 1951 at the Hazelton School (which the building is now located at the Poudre Learning Center).

After a lengthy discussion, the Parks and Recreation Advisory Board recommended at its April 5, 2019 regular meeting, by an 8-0 vote, to name this new park "Hazelton Park".

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	Click & Select.
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	The parks' construction is primarily funded through the collection of Park Development Impact Fees at the Trails at Sheep Draw subdivision and is an approved CIP project within the Quality of Life Fund. The City has also entered in to an

	Agreement to have the Developer construct the park and the City will reimburse the costs once the park is actually constructed. Staff was also involved in the design of the park (design layout attached).
--	---

Legal Issues:

None.

Other Issues and Considerations:

This 13 acre park site could potentially grow in size towards the west with additional site developments. If/when that occurs, the complete park site could become a much larger destination and community sized park. The name of Hazelton fits exceptionally well as a community park name in addition to this smaller neighborhood park location.

Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

Park Naming Process

Minutes of the Parks and Recreation Advisory Board from April 5, 2019

Park Location Map

Park Site Plan

Photo of undeveloped site

The Hazelton Community by the Hazelton School, 1951

**THE CITY OF GREELEY, COLORADO
RESOLUTION __, 2019**

**A RESOLUTION OF THE GREELEY CITY COUNCIL OFFICIALLY NAMING THE
PARK AT THE TRAILS AT SHEEP DRAW SUBDIVISION AS HAZELTON PARK**

WHEREAS, dedicated park property of approximately 13 acres has been established within the “Trails at Sheep Draw” subdivision within the City of Greeley; and

WHEREAS, solicitation of suggested park names was publicized to the general public in March, 2019 culminating with over 80 submissions collected, including multiple suggestions to name the park “Hazelton Park”; and

WHEREAS, the Parks and Recreation Advisory Board reviewed all submissions and, in conjunction with their evaluation, reviewed a document entitled “The Hazelton Community” which was assembled by the Hazelton School in 1951, refers to the land encompassing this park site, and recorded some of the pioneer history of the region from the late 1800’s; and

WHEREAS, the name Hazelton (Frank Hazelton) refers to one of the earliest settlers and ranching families in the area; and

WHEREAS, the Hazelton Community was later referred to as the “Sheep Draw”; and

WHEREAS, pursuant to Greeley Municipal Code Chapter 2.29.060, paragraph (6), the Parks and Recreation Advisory Board is “to recommend to the City Council the name of new parks or renaming existing parks under the jurisdiction of the Department of Culture, Parks and Recreation”, and;

WHEREAS, at the April 5, 2019 regular meeting of the Parks and Recreation Board, the Board recommended naming this new park as “Hazelton Park”.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1 .The City Council hereby officially names the neighborhood park within the Trails at Sheep Draw subdivision as “Hazelton Park”.

Section 2. This Resolution shall become effective immediately upon its passage, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ day of ____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

John Gates, Mayor

GUIDELINES FOR NAMING OF CITY PARKS/FACILITIES

- A. The City shall use the following process to name new parks:
1. The Parks & Recreation Advisory Board shall solicit public input for park name suggestions.
 2. The Parks & Recreation Advisory Board shall review the suggestions and select those which meet the criteria listed in subsection B.
 3. The Parks & Recreation Advisory Board shall select one name to recommend to City Council.
 4. The City Council shall confirm the park name by resolution.
- B. The Parks & Recreation Advisory Board shall name the park for a natural landmark, natural feature or habitat in the vicinity of the facility or park site, or a person or family who meets one or more of the following criteria:
1. Has displayed outstanding, long-term commitment and made significant contributions to the betterment of the community;
 2. Has contributed service to the community above and beyond normal;
 3. Has made noteworthy contribution to the development and improvement of parks and recreation activities;
 4. Has been prominent in the history of the development of the City of Greeley;
 5. Is worthy of public commemoration;
 6. Has performed acts of national significance;
 7. Homesteaded or was owner of the park property; or
 8. Has contributed significant funds for the specific park, or for parks and recreation in general.

in some areas where we have washout near the river. The presentation is April 10th at 1:30pm at City Hall for anyone who is interested in attending.

- In 2016, we asked a question in the PTOL process to see if people would be willing to support financially for more open space and natural areas, and the indication was yes, they would. In 2017, we polled the community and asked if people would be willing to support a new tax for open space and there was a majority of people who would support that. There is currently some citizen momentum to move forward with recommending a sales tax to the voters, but a citizen initiative can not be put on the ballot for a sales tax, only the City Council can put something on the ballot. Andy will meet with the Mayor next week to go over the information.

7. OLD BUSINESS

- A. Naming Recommendations for the park at Trails at Sheep Draw: Rick Reeser suggested the Board narrow the list of potential names to 2 or 3 to vote on. Nominations included Hazelton Park, Journey View, Clearview, Angew Park, and Hazelton Angew Park. Board members were asking to vote for two of the five suggested names. Voting was as follows:

- Hazelton – 8
- Angew - 1
- Hazelton Angew - 0
- Journey View – 3
- Clearview – 1

Caitlin Alexander suggested as the park is developed that we include some history of Hazelton and some of the quotes. A motion was made by Clint Torczon to approve and recommend to City Council, Hazelton Park as the name for the new park. The motion was seconded by Mikyla Silva; motion passed 8-0. Board members thanked Clint for his research and information provided on suggested names.

8. NEW BUSINESS

- A. Review of Bittersweet Irrigation/Re-vegetation Project: Eric Bloomer distributed handouts showing a map of Bittersweet Park and a before/after look of the new native grass area. Eric described the project and displayed the design presentation boards. The project is slated to be completed by mid-summer to open the park back up by early fall.

- B. Tour of Museum “back stage”: Board members were invited to a guided tour of the Museum.

9. **UPCOMING AGENDAS** – invite Lorena Fuentes Ibanez and Sarah Boyd to the June meeting

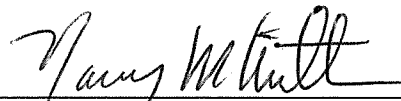
10. **NEXT MEETING** – The next meeting is scheduled for May 3rd at the Family FunPlex.

11. **ADJOURNMENT** – The meeting adjourned at 7:55am.

Respectfully submitted:



Richard Reeser, Chair



Nancy Milton, Office Manager



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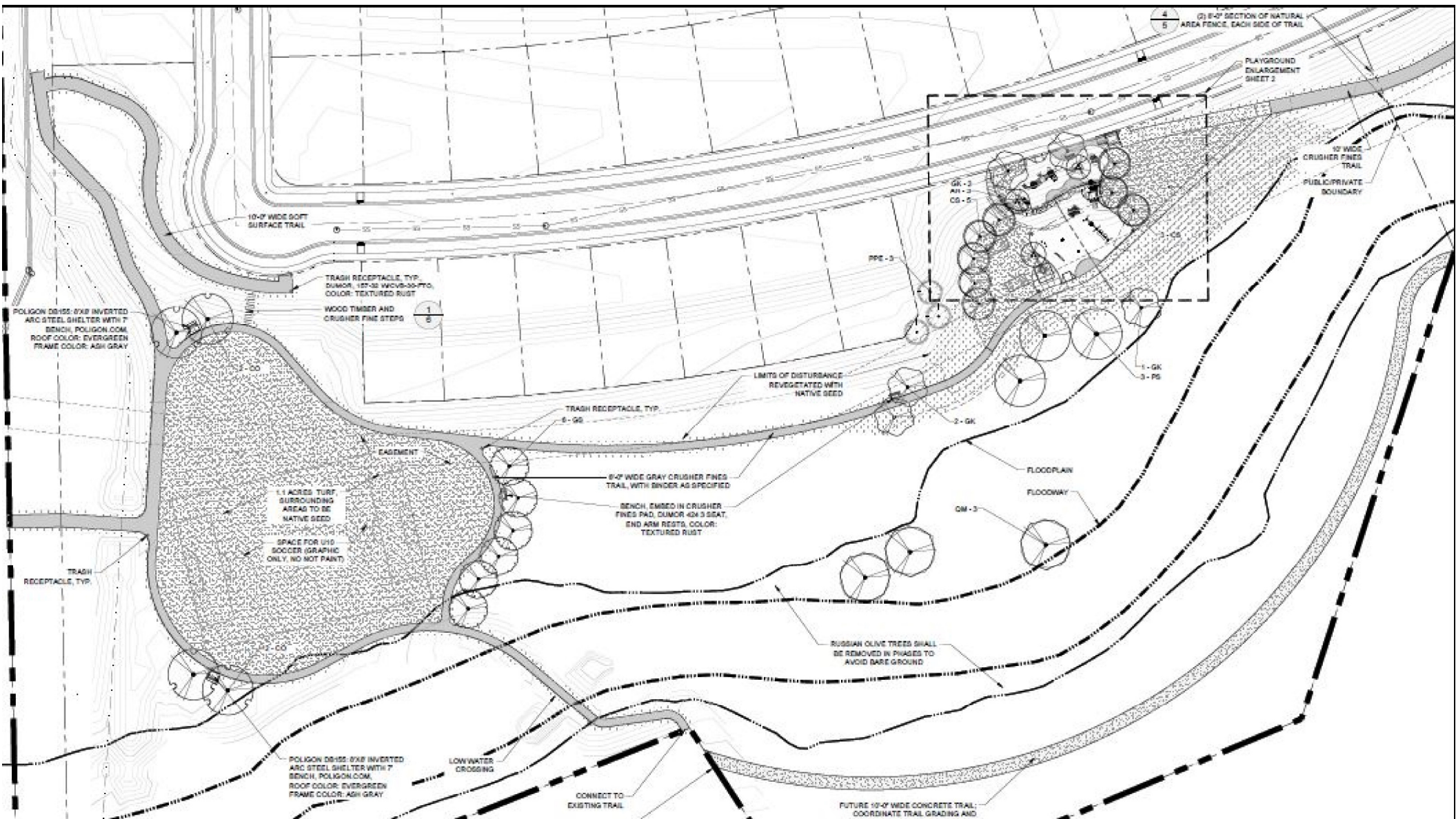


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© City of Greeley GIS 5/8/2019

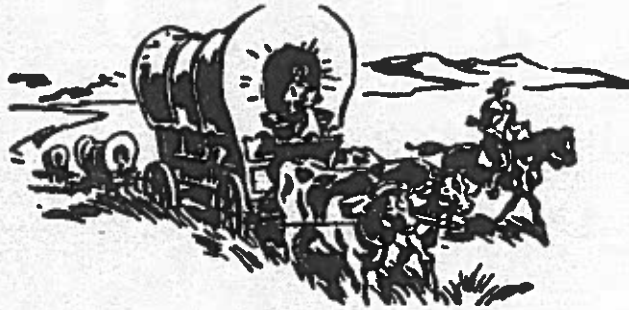
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The Hazelton Community



The Hazelton School

District 83

WELD COUNTY, COLORADO

November 1951

The Hazelton Community

**A record of its beginning by sheep ranchers in 1866 and
the subsequent influx of a farming population in 1887.**



Dedication

**This booklet is dedicated to those
who have helped to establish the Hazelton Community.**

Foreword

It has been found that the thickly populated community lying approximately four miles west of the Greeley city limits has been in existence about eighty years.

Except for the occasional inclusion of names in early day accounts of the settlement of the west, there is no known record of the beginning.

It preceded the Greeley Colony, yet was not a part of it.

With the realization that more and more of its history will be lost with the passage of time several persons who are descendants of the early families or who wished to know more about the cooperative little community, have made it possible for the pupils of the Hazelton School to collect historic material and to publish it in this form under the supervision of the teachers during the 1951-1952 term of school.

Interviews with pioneers within the area, and in and near Greeley, were easily arranged. The accounts were written as accurately as is possible for children between the ages of eleven and fourteen. Those younger collected geographical exhibits, dramatized colorful incidents of early days, and co-operated in every way in the culmination of this study.

The pupils and teachers are grateful to the parents who furnished transportation for the many interview trips, to pioneer families who graciously gave valuable information, to Mrs. George Mosier for the guiding map and favorable publicity, to Weld County Assessor Homer Bruce for land records, to County Agent George L. James for classification of vegetation, to Homer Randall for items on the development of irrigation, to the librarians of the Greeley Public Library, and to Maude Meeker Gilliland.

If the large objectives of a study such as this have been even partially attained it has been a worthwhile and pleasant experience.

The objectives have been:

1. To improve school-public relations.
2. To bring about the realization that we have a duty to perform in preserving the heritage left to us . . . the human resources, natural resources, and the democratic way of life.
3. To build an appreciation for the contributions of those who have established the community.
4. To discover and to further the development of all the resources of the community.
5. To develop the child's personality by means of cooperative activities.
6. To encourage originality, creativeness and dependability.

The Hazelton Community

CHAPTER I

Location —

The Hazelton Community as of today is located four miles west of Greeley, Colorado, on U. S. Highway 34. It covers approximately nine square miles, extending from the Greeley Country Club corner to the west edge of the Moody farms. From north to south it lies between the Poudre River and the south edge of the Briggs lands.

Geological studies have shown this area to be a part of the Cretaceous period, the fourth in the great breaks in geologic history, with the evidence of the western edge of the ancient sea cropping out in one place or another. The hills on the Woehler, Mosier and Deason farms show the lift of the old sea bottom by the variety of rocks and soil layers.

It was in the Cretaceous period that the great coal and petroleum reserves were formed. Nearly all the ranges of the Rocky Mountains were uplifted and folded during that time so that it is not uncommon to find Dakota sandstone in one field, water-rounded rocks in another, iron deposits in another, and fossil-bearing clays in still another. Recently, surveys by interested oil companies have been made of the area.

Sheep Draw —

Originally, what is now the Hazelton Community extended from Evans westward to within ten miles of Loveland, and from Evans northward to the Poudre River. It was then called Sheep Draw. Sheep Creek crossed it almost diagonally from southwest to northeast and was once the favorite location for sheep ranches as it is fed by springs. Grazing on the thick buffalo grass and native hay was profitable before cultivation and irrigation of land was developed. However, much of the land was covered with sage, yucca and cactus, with a stony topsoil. This still is used for sheep raising.

As early as 1865, five years before Greeley was founded, sheep ranches had been located along the South Platte and Thompson Rivers a few miles to the south of Sheep Draw. Since rivers were natural routes for early freighters and gold miners, the United States had established feed or hay stations at many points, thus opening the way for courageous sheepmen to locate in the west.

Indians —

These stations were the targets of roving Indian bands who resented the intrusion upon their hunting grounds. State militia were sent to guard the stations. Near the present site of Evans, where the government had stored hay, the Arapahoes and Cheyennes burned 300 tons. Some of the militia are buried in the Evans cemetery which also has the graves of the very early settlers who could not endure the hardships.

Buffalo —

The hills to the west and south of Greeley had some of the last buffalo herds driven toward the foothills by the railroad crews which had completed the Union Pacific line from Julesburg to Cheyenne in 1868. At the last big buffalo hunt two inexperienced hunters from Greeley were given a wagon load of buffalo hindquarters by some of the old ranchers who had ridiculed their inadequate guns.

Homesteaders —

Sheep ranchers were followed by homesteaders. Under the Homestead Act, tree claims and homesteads were filed upon in the 1880s. The advent of the first irrigation ditch in 1883 interested easterners who saw a future in the arid land.

Mr. Carl Barber came to Hazelton in 1887 when he was eight years old. Oscar Moody moved to the community from Greeley in 1889 when he was one year old. His father first lived on the Blair land which is now the George Mosier place. There were only five ranches in the area at that time. Three of them were Fisher's, Tom Briggs' and Frank Hazelton's.

One of the oldest pioneers who still resides on the land she homesteaded in 1892 is Mrs. Ada Landon, now 95 years of age. She came in a covered wagon from Pittsburgh, Pennsylvania, where she had been a telegrapher on a railroad.

Within the next few years these names were added to the list of settlers in the community: Walker Mosier, A. L. Kiltner, Hays, Tuncell, Bolander, Ollie O'Farrel, Rasmussen, Cozzens, Carlson, Helps, Howard, Dickey, Putnam, Piedalue, Brown, Beetham, Ferguson, Storm and Landrum.

To each belongs a colorful account of early experiences.



CHAPTER II

Barber —

Carl Barber was born in Kansas in 1879. Eight years later he came to this area by rail. When his parents moved to Sheep Draw there were only five or six homes west of Greeley. The countryside was largely prairie. There was a six mile expanse of nothing but prairie land between the Barber home and Loveland.

The school house serving the few families was known as Sheep Draw and was on the Walker Mosier place. Sheep Draw was named for the sheep camp one mile west and one-half south of the present Hazelton School, on the Ragin place.

In 1910 the Sheep Draw bridge was washed out in a flood. Three later floods did similar damage. In 1913 came the Big Snow.

Mr. Earl Barber came to the community from Kansas also. His wife had lived to the south in the Ashton community.

Mr. Barber cultivated the present farm land before he built upon it, driving his team from an earlier home near Milliken. The original large house and barn which burned, are preserved on a handsome tinted and framed photograph. Mr. and Mrs. Barber reside on the same farm in a new house now under construction.

Their grandchildren, Anne and David Barber and Sharon and Sally Ann Rieder, attend the Hazelton School today.

Moody —

Oscar Moody moved to the community from Greeley in 1889 when he was but one year of age. The land was largely prairie, with hay, grain and potatoes as the principal crops. Cattle and sheep grazing still was carried on all along Sheep Draw.

Early settlers hauled drinking water from the springs which feed the creek.

One of the tragic happenings of the time took place when a man standing on the doorstep of what is now Franklin Moody's house, shot a coyote on the hill. The bullet glanced and went through a window, killing a baby. Another tragedy was the drowning of Avie Howard in an irrigation ditch.

The name for Hazelton was acquired from the Hazelton family, one of the earliest ranchers. The land where the present school building stands was donated by Ollie O'Farrel in 1909, after the school had been in four other places to the east and south of the present location. Oscar Moody hauled all the bricks from Greeley with a team and wagon.

Mail and telephone service did not come until after 1900. And because there were two telephone companies in operation, the Bell and the Independent, one had to own two telephones in order to reach all the people. Later, Bell bought out the rival company.

Today the grandsons of Oscar Moody, Jerry, Leslie and Bobby, sons of Franklin Moody, and Ronald Moody, son of Donald Moody, attend the Hazelton School.

Landon —

In 1892 when Mrs. Ada Landon first came from Pittsburgh, Pennsylvania, the community was known as Sheep Draw. The land was covered with short grass, sagebrush and cactus. The cattle had to eat the cactus when drouth caused a scarcity of grass. Cottonwood, willow and ash trees grew along the streams.

Mrs. Landon homesteaded the land she lives on, across the road from the present Hazelton School. Her first house was located near the first school. It consisted of one room which she helped to build. She then moved a mile west, and later she moved her house to its present location and added two rooms.

As Mrs. Landon recalls there have been five schools, including the present one, in this community. The following locations are measured from the present Hazelton School.

The first school was a one room farm house located one mile east and one-half mile south on the east side of the road. The second school was a one room shanty one mile east and one mile south on the east side of the road. The teacher was Rose Swann. The third school was a large one room building located one mile south and one-half mile east on the south side of the road. Again Rose Swann was the teacher.

Some of the pupils were Carl, Earl, Robert, Edna and Ora Barber; Paul and Frank Briggs; Elmer and Avie Howard; Denna, Maybell, Ben and Buford Landrum; Mary, Thurza and Anna Mosier; John Owens; Bert, Maud and Roy Parsons; Alice Russell and Marguerite Woods.

The third school had an excellent baseball team including Maud Beard, Anna Mosier Kelly, Dolly Mackadue, Alice Russell and Marguerite Woods.

The fourth school was a one room building located three-fourths of a mile south on the east side of the road. Later another room was added. The teachers over a period of years were Dora Severance, who boarded with Mrs. Landon, Edna West, Pearl Rankin and Bertha Whitman. That school burned down during a school year and provisions were made for the pupils in the bunk house on the Moody and Barber farms.

In 1909 the present school was built with Mr. Williams and Frank Barber helping in the construction. The large bell now in use was salvaged from the burned ruins of the previous school building. Some of the first school board members were Alonzo Beetham, D. H. Barber and James Cozzens.

Two of the teachers in the present school died during the school year. While decorating a Christmas tree, Mrs. Doland fell off a ladder and struck her spine on the corner of her desk. She was taken to the hospital and seemed to be getting along well until the day before she was to be released. Blood poison caused her death a few days later. Mrs. Bowman, who had a

severe cold, did not wish to remain in bed because there were only a few days of school remaining. Her cold became worse and she died of pneumonia.

The community gatherings and clubs were literaries, box suppers, the Women's Neighborhood Club, and spelling bees. Mrs. Beard organized Sunday School in 1897 using the school house as a center. Mrs. Landon, Mrs. Emma Barber and Mrs. Alonzo Beetham were the three oldest members of the Women's Neighborhood Club which Mrs. Landon entertained in her home. Picnics were held on the last day of school on the school grounds.

Today the forty ash trees which add distinction and shade to the Hazelton School are a heritage of the civic minded patrons of forty years ago.

One of the severe storms remembered by Mrs. Landon was a sandstorm in the early 1900s. A severe hailstorm in 1900 and another in 1915 caused great damage.

A tragic recollection is that of the death of Ben Marsh's child who died after drinking fly poison from a saucer placed on a window sill.

An amusing incident is connected with the replacing of a worn out floor in the third school building. The old boards were placed across the rafters in the school barn. This was where the children liked to eat noon lunches. The larger children went up one day and the smaller ones followed. Soon they all found themselves on the ground in one big pile because too many had sat on one end of the boards.

Mrs. Ada Landon and her daughter, the former Marguerite Woods, have related the above to Shirley Estrick, Marjorie Jennings and Rose Repp, all girls of the eighth grade.

Cozzens —

Mrs. Mary Barnett relates that 50 years ago Cozzens homesteaded the place one-half mile north of the present school house. At the time they owned and farmed a place in the Olin community. Mrs. Cozzens and the children would come to the homestead and stay the required number of days out of every six months in order to hold the land. The house and dugout were farther back from the road than are the present improvements.

There were no roads and very few homes between the homestead and their home in Olin, now east of Lucerne. The way seemed long and lonesome.

One time when Fred Cozzens was passing the Sheep Draw bridge he heard someone yelling "Help! Help me!" Upon investigation Mr. Cozzens discovered one of the Carlson boys pinned beneath a spider harrow. Some of the teeth were in his leg. It was through Mr. Cozzens' assistance that his life was spared.

Helps —

George Helps' grandfather homesteaded the place one mile west and one-half mile north of the present school. The family was the first to grow sugar beets.

Since there were no fences in those days, farmers used rivers as boundaries. Mr. Helps allowed his cattle to graze between the South Platte and the Poudre Rivers. One day two men were having trouble and became angry. One of the men's wife called the other man a horse thief and a dirty cattle rustler. The accused man did not deny it. George Helps has always thought that accounted for the cattle he lost in that vast grazing area.

One day in about 1900 Helps and another man were hunting about a mile west of the present school when they saw two men digging on a hill. They were curious and went over to the men. They were looking for gold and were burning the rocks to see if there was any gold in them.

The first school was begun when twelve families went to the county superintendent and obtained permission to establish a school. It was set up in a farm house in the southwest corner of the Mosier place which was once a sheep camp.

The second school was one mile south of the first one. The third was one and one-half miles west of the second one. It had one room with a pot-bellied stove in the middle. Dora Severance taught 50 children for a salary of \$50 a month. Her father was a Colorado State Representative.

Miss Evans was one of the early teachers who taught approximately 62 years ago. John Moody and Earl Barber were school board members.

Briggs —

When the Hazelton Community first was settled it was very large, extending from Greeley to what is now Smith's Service Station on the highway to Loveland.

A man named Ollie O'Farrel gave the land on which the present school stands. At the time it was not a very good location because the main road was then a mile south. The road which ran past the school was narrow and rough. Today the location is desirable because it is on the Greeley water line and on the paved road.

Mr. Briggs recalls two big fires on the Mosier and Kelly places, both farm houses burning to the ground. One of Mr. Mosier's barns blew down in a strong wind.

Mosier —

When Walker Mosier came to this region the land was covered with buffalo grass. He and A. L. Keltner were partnership owners of one section of land, both being interested in grazing livestock. Later Mr. Keltner developed his specialty in cattle, while the Mosier farm continues with sheep.

Other specialties which have developed are the growing of squashes for seed by A. R. Hertzke, buying and selling milk cows by A. L. Keltner and the raising of dairy cattle by Art McCloskey.

There has been a great deal of land improvement through land leveling. This began when George Mosier had his land leveled during 1943 and 1946. Since then Dave Kelley, A. L. Keltner, Paul Shaw, Mrs. Grace Howard, Elmer Rothe, Evan Deason, Earl Bentley and the Briggs Brothers also have had their land leveled for conservation and reclamation.

The men in the Hazelton Community belong to the West Greeley Farm Bureau. When it was organized John Wilkin was president, Earl Bentley vice-president and Art Briggs secretary. The president and secretary still hold their positions.

Hazelton became a three-teacher school after the 1948 census was taken and it was found that there were enough pupils in the district to employ another teacher. The district profited financially because of more state aid, and the children were benefited by the additional time and instruction. On the school board at the time that the attached teacherage was made into an attractive primary room were Paul Briggs, president; Donald Moody, secretary; and George Mosier, treasurer.

Mary Jeanette Mosier, granddaughter of Walker Mosier, attends the Hazelton School.

Tunell —

Carl and Emil Tunell came to this community in a covered wagon in 1905.

They were acquainted with the Indian affairs which had taken place previously on the prairie southwest of the present school. Some of the Ute Indians which took part in the Meeker Massacre had their camp two and one-half miles up Sheep Creek. A line of trees marked the campsite and served as shelter and fire wood. From the big trunks the Indians made war drums. These were hollowed out and covered with skins. They were beat with sticks made of branches and tipped with buffalo horns or leather. Pegs were pounded into the trees to enable the Indians to climb quickly to watch for the enemy.

Sheep Creek was only about five feet in width, yet the Indians managed to paddle their canoes up the creek to obtain supplies not found in this region. The water was very clear and was a good source of supply. The Indian women carried it in handmade containers. A kind of yoke was constructed from branches smoothed to fit the women's shoulders. Clay buckets were suspended from the middle of the pole by ropes made of braided weeds.

In preparation for battle, the Indians gathered dry branches and made huge bonfires. Then they beat the war drums and danced around the fire. They had much practice with bows and arrows and targets painted on animal skins.

During the Peace dances the chief wore all his beads, feathers and extravagant clothes. His string of beads was six feet in length and four feet of feathers hung down his back. Here the braves learned their first dance and were entitled to make their bows and arrows.

The Utes went into the mountains for long poles for their tents. A band of them were in the mountains when the Tunells came to this area. The chief's tent was twenty feet high and thirty feet in diameter. All other tents were ten feet high and fifteen feet in diameter. The lengths were measured by human foot.

At the time of the Tunell's arrival there was a great deal of Indian smoke weed in Sheep Draw. The Indians gathered and dried it, then ground it between two big rocks, one of which was shaped like a cup. The ground weed was packed into the peace pipes and smoked. A flood in 1935 washed away most of the smoke weed growing along the creek.

The trout in Sheep Creek were caught with the fishing arrow and net. The net was made of sticks, wound with weeds. The fishing arrow was similar to a native spear but was shot from a bow. Other game which the Indians shot included wild birds, buffalo, antelope and snakes. Snakes were used for soups on special occasions. Some wild fruit and weed seeds also were used for food.

For storing food the Indians dug holes and lined them with skins. They were always put in a place where no sunlight would reach them.

Clothing was washed in the creek and rubbed on the rough stones. The chief's wife did her laundering in a clay container close to her teepee.

The braves built clay dams about five feet high to slow down the current when they wished to use the water. The dams were braced with poles and contained holes to allow some of the water to go through, thus reducing the pressure on the dams. However, in the flood of 1935 all evidence of the dams was washed away.

Messages were written in signs on leather by the chief and carried to another chief by a brave.

Another party of Utes were camped in the trees along the Poudre. They used the bluffs and high hills to the north and west of the Moody land for lookout points. Their methods of constructing teepees and drums differed slightly from the first mentioned Utes.

A small group of stray Indians came down from the mountains and caught this group unprepared for battle and killed most of them.

The Utes were later placed on the reservation in Utah. A mountain Indian by adaptation they were constantly invading the plains hunting grounds which were claimed by the

Cheyennes and Arapahoes. Old Friday, a peaceful Arapahoe Indian who married a Ute maiden, aided the early white settlers on many occasions by warning them when Indian raiders were approaching to pilfer the feed stations and ranch houses.

Keltner —

When Mr. and Mrs. A. L. Keltner first came here from Missouri in January, 1906, they saw a bleak, barren country. The weather was very dry and there were many grasshoppers.

A severe hailstorm occurred in 1918 with hailstones large enough to kill turkeys and chickens. Mr. Keltner had to have his buildings re-roofed.

Mrs. Keltner mentioned the fashions in dress as being extremely different from those of today. Women wore three long skirts and because they did not have washing machines the laundering with tub and washboard with homemade soap was not quickly nor easily done.

Men wore mustaches, and shirt collars came up to their chins. Trousers had tight, narrow legs and were held by broad suspenders.

Mr. Keltner volunteered to tell his recollections at the school culmination program on November 8, 1951, at which he will be a guest.

Carlson —

Ethel Carlson and her brother, E. G., came to the community from Sweden during the time that the fourth school was in operation, in the early 1900s. A new room had just been added before it was destroyed by fire.

In 1916 the Carlsons built a large house and purchased a Model T Ford. Severe rains and flooding of Sheep Creek were common at the time. One night Miss Carlson and her brother went to town. As they returned they could not get across the bridge. They left their Ford at Barber's and walked home. The flood washed out three bridges, broke the city water line, and disrupted electric power. As early as 1914 power had been extended to some rural areas.

Peterson —

Mr. and Mrs. Ed Peterson originally came from Sweden to Ohio, then to Nebraska, and in 1902 to Colorado.

In 1919 when the present school building had two rooms, Miss Peterson taught one of them. She helped to carry rocks to make the fountain which Miss Doland and her pupils were making.

Always interested in the school, the family at one time gave \$80 to the school to buy one of the first large photographs ever to come out. Mrs. Pancake was also one of the teachers who taught with Miss Peterson in the years between 1921 and 1923.

Roths have since purchased the Peterson lands.

Howard —

Mr. George Born of the Born Grocery and his family worked beets for Mrs. Grace Howard when they first came to the west. The Born children walked from the Howard farm to Greeley at six o'clock in the morning to attend what was known as summer school. By one o'clock school would be over and the children would walk home to work in the beet fields for the remainder of the day.

Mr. Born relates that when money was being raised to buy the present piano for the Hazelton School through a box supper, he bought the box belonging to the three Sitzman girls. It was made of white cardboard with a three-leaf kelly green clover. It sold for about half as much as the cost of the piano.

The piano still is in use with little care except an occasional tuning.

Piedalue —

Eliza Piedalue was the youngest of the Absalom Piedalue family who came from Nebraska by covered wagon. The journey required eight days. The family lived in Greeley a short time, then in the Olive Branch community, and finally settled in Hazelton in 1909.

Eliza recalls that she was the youngest of the children in school and that some were seventeen years of age. In the winter months the pupils enjoyed skating on the ponds along Sheep Draw.

The family bought what is now the Shewmake place. It had no improvements so with the occasional aid of helpful neighbors they built up the place themselves. Neighborliness extended through the harvest season when all the men traded work and boarded at the place where the threshing was being done.

Deason —

Evan and Sarah Deason moved to the community from Nebraska. In 1929 Mr. Deason purchased the farm north of the Sheep Draw bridge. In 1936 he purchased the farm on which the school house stands. At the time it was unimproved. Now it has been made into a modern dairy farm.

Mr. Deason filled up an old creek bed south of the school house, changing the channel of the stream, leveling and removing small trees from twelve acres of waste land which now is being farmed. In 1949 Evan Deason, Billy Mahan and Arthur McCloskey installed a Sure-Rain Sprinkler and irrigated the land by the sprinkling system.

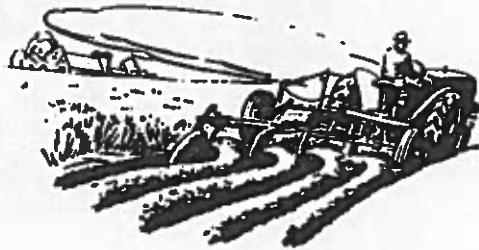
Mr. Kealiher purchased the part of the farm to the south-east of the bridge and in 1944 began to sell sub-divisions to people wishing small tracts. The land had not been farmed for years and its location did not permit irrigation. Beginning with Mr. Mutchler from South Dakota, who built a concrete block

house on ten acres, the development of the hill population center began. Approximately a dozen families have purchased small tracts during the past six years. Consequently the increase in school enrollment made necessary a three-teacher school.

The small area near the bridge has been the scene of tragic happenings. One of the small homes was destroyed by fire. Two people have been killed because of the very narrow bridge and numerous traffic accidents have been connected with it. However, in 1951 the new wide bridge was completed.

The traffic hazards for the twenty or more children who walk along the highway have drawn the attention of the State Patrol. At the present time a Safety Patrol of boys and girls is in operation.

Grandchildren of Evan Deason who are attending the Hazelton School are Garland and Norma Mahan.



CHAPTER III

Irrigation —

The Boomerang Lateral was the first ditch in the Hazelton Community. It came from the Big Thompson River to the south. It reached the Thomas Briggs and Earl Barber lands.

The first meeting to organize the irrigation system was held February 18, 1883. The ditches were made by men, horses and scrapers. The first farmers to use water for irrigation were Tom Briggs, D. H. Barber, L. W. Putnam, Gene and George Howard and John Moody.

The ditches now in the community are called locally the Boomerang Main, with North Branch and West Branch. Another name is the Greeley-Loveland Ditch. Today the water comes from the Big Thompson, Lake Loveland, Boyd Lake, Seven Lakes, and the Colorado River. The stock is worth \$450,000.

4-H Clubs —

The spirit of the early farmers who wished their sons to become successful farmers on the lands which they possessed made possible the early organization of the Boys 4-H Club. Only scattered records are available. However, it is known that the first club was begun in 1923. Mr. Davis was the first leader. Mr. T. Olsen, a leader for many years, recalls that in 1925 the Boys 4-H Club placed first in pinto beans at the Weld County Fair, at the State Fair and also at the National Fair.

Mr. Olsen will talk to the Hazelton public during November about the early days of club work.

Mr. Paul Briggs has a wealth of exhibit material belonging to his sons who spent many years in the work.

The names of the leaders which are available are Leonard Cooperrider, John Heimbichner and Donald Moody.

4-H Club work for girls did not begin until about ten years ago, under the direction of Mrs. Cooperrider. Always a blue ribbon club under the leadership of the women of the community, it has gained prominence together with the boys club for its beautiful Fourth of July floats and its square dancers.

At different times Mrs. Duane Barber, Mary Lou Barber, Mrs. Reichert, Mrs. Franklin Moody, Mrs. Donald Moody, and Mrs. Herbert Wilcox have been among the leaders.

Health Council —

One of the most serviceable organizations extending into the Hazelton district is that of the Weld County Health Department. One of the councilwomen who has served a number of years is Mrs. George Henneck. Others are Mrs. Franklin Moody, Mrs. Donald Moody and Mrs. George Mosier.

Home Demonstration Clubs —

Many of the women of the locality are members of home demonstration clubs, taking active part with geographical neighbors to the north and to the south. Club territory overlaps into surrounding districts as the Hazelton district is smaller in square miles than are many others.

CHAPTER IV

The list of land owners for the Hazelton School community does not exist prior to 1926 as the early records were lost in the destruction of the Weld County Courthouse by fire.

The 1926 list bears 38 names. The list of 1946 has 45 names.

The desirable location on the city water main has brought offers of great sums to many of the present land owners. The feeling is strong to preserve the community in preference to being absorbed by neighboring towns and cities.

The quotation from W. W. Angew well speaks for the citizens of Hazelton:

"I believe in the gallantry of older people whose seasoned experience and steadfast devotion has preserved for me the precious heritage of the past.

"I believe in the magnificence of the past, knowing that without its storied wealth I would possess nothing.

"I believe in the challenge of the future, fully realizing there will be no future except it becomes alive through me.

"I believe in the sacredness of duty, through which I must conserve what was given me, and thereby help to preserve it for all comers after me.

"I believe in the contagion of health, and that I can spread it through cheerfulness, wholesome habits, sensible expenditure of energies and wise use of foods.

"I believe in the nobility of work as the creative expression of the best within me, and as my share in easing the common load of all."



CHAPTER V

Pupils enrolled in November, 1951, in the Hazelton School are as follows:

Upper Grades —

Larry Bennet, Ronald Bentley, Burton Brown, Sue Cummings, Ernest Duran, Shirley Estrick, Marjorie Fahrenbruch, Paul Gibbons, Allen Goetzel, William Hart, Paul Henneck, Marjorie Jennings, Norma Mahan, Mary Mosier and Rose Repp. Teacher: Miss Iola Broeder.

Intermediate Grades —

Anne Barber, Rex Brown, Irene Duran, Rudy Duran, Eddie Fahrenbruch, DeVoe Gibbons, Eldon Gibbons, Joe Gratzl, Pamela Hart, Barbara Hoffman, Kenneth Hoffman, Buddy Jennings, Mae Jennings, Garland Mahan, Charles Martin, Jerry Moody, Ronald Moody, Sally Ann Rieder and Sharon Rieder. Teacher: Mrs. Sylvia Jones.

Primary Grades —

David Barber, Steven Brown, Larry Chandler, Annetta Gratzl, Dennis Hart, Margie Heimbichner, Jane Jennings, Barbara Lagunas, Jannavie Lagunas, Shirley Martin, Manuel Martinez, Dolores Martinez, Bobby Moody, Leslie Moody and Bobby Uhrich. Teacher and Principal: Mrs. Eva B. Smith.

School Board Members —

Elmer Rothe, president; Donald A. Moody, secretary, and Earl M. Bentley, treasurer.



Council Agenda Summary

May 21, 2019

Agenda Item Number 14

Key Staff Contact: Andy McRoberts, Culture, Parks and Recreation Director, 970-350-9425

Title:

Consideration of a resolution of the Greeley City Council officially naming a new skate park at 3rd Street and 11th Avenue as "3rd Street Plaza"

Summary:

As new parks are developed, park locations must include a naming process. The City's standard naming process is to have the Parks and Recreation Advisory Board collect suggestions and make a final recommendation to City Council through a Resolution. In this case, the P&R Board wanted staff to solicit suggestions from the general public through social media. This was done through a variety of methods and staff collected over 20 suggestions to be considered by the Board.

In addition, staff and consultants from New Line Skateparks, Inc, the selected consultant designer and contractor for a network of three new skate parks, hosted a series of public input sessions which were heavily attended. Through an informal straw poll, the general consensus of approximately 60 wheeled sports enthusiasts (skaters, bladers, scooter riders, cyclists) was to recognize the new space as "3rd Street Plaza".

After discussion, the Parks and Recreation Advisory Board recommended at its May 3, 2019 regular meeting, by an 8-0 vote, to name this new skate location as the "3rd Street Plaza".

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	Click & Select.
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	The skate park is funded from the Quality of Life sales tax.

Legal Issues:

None.

Other Issues and Considerations:

n/a

Applicable Council Priority and Goal:

Image: Reinforce Greeley's vision as an attractive and vibrant community in which to live, learn, work and play.

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Decision Options:

- 1) Adopt the resolution as presented; or
- 2) Amend the resolution and adopt as amended; or
- 3) Deny the resolution; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

A motion to adopt the Resolution.

Attachments:

Resolution

Park Naming Process

Draft Minutes of the Parks and Recreation Advisory Board from May 3, 2019

Park Location Map

Skate Park rendition

Construction Sign for site

**THE CITY OF GREELEY, COLORADO
RESOLUTION __, 2019**

**A RESOLUTION OF THE GREELEY CITY COUNCIL OFFICIALLY NAMING THE
NEW SKATE PARK AT 3rd STREET AND 11th AVENUE AS “3rd STREET PLAZA”**

WHEREAS, dedicated vacant City-owned property of approximately 0.7 acres has been designated as a chosen location for a new public skate park; and

WHEREAS, solicitation of suggested park names was publicized to the general public through a public meeting in January and through social media in April, 2019 culminating with over 20 submissions collected, including multiple suggestions, and general consensus amongst active wheeled sports enthusiasts, to name the park “3rd Street Plaza”; and

WHEREAS, the Parks and Recreation Advisory Board reviewed all submissions and recommended that the name for the new skate park location follow the consensus of the wheeled sports enthusiast community and name the location the “3rd Street Plaza”; and

WHEREAS, pursuant to Greeley Municipal Code Chapter 2.29.060, paragraph (6), the Parks and Recreation Advisory Board is “to recommend to the City Council the name of new parks or renaming existing parks under the jurisdiction of the Department of Culture, Parks and Recreation”, and;

WHEREAS, at the May 3, 2019 regular meeting of the Parks and Recreation Board, the Board recommended naming this new skate park as “3rd Street Plaza”.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

Section 1 .The City Council hereby officially names the new skate park location at 3rd Street and 11th Avenue as “3rd Street Plaza”.

Section 2. This Resolution shall become effective immediately upon its passage, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS ____ day of ____, 2019.

ATTEST:

THE CITY OF GREELEY, COLORADO

City Clerk

John Gates, Mayor

GUIDELINES FOR NAMING OF CITY PARKS/FACILITIES

- A. The City shall use the following process to name new parks:
1. The Parks & Recreation Advisory Board shall solicit public input for park name suggestions.
 2. The Parks & Recreation Advisory Board shall review the suggestions and select those which meet the criteria listed in subsection B.
 3. The Parks & Recreation Advisory Board shall select one name to recommend to City Council.
 4. The City Council shall confirm the park name by resolution.
- B. The Parks & Recreation Advisory Board shall name the park for a natural landmark, natural feature or habitat in the vicinity of the facility or park site, or a person or family who meets one or more of the following criteria:
1. Has displayed outstanding, long-term commitment and made significant contributions to the betterment of the community;
 2. Has contributed service to the community above and beyond normal;
 3. Has made noteworthy contribution to the development and improvement of parks and recreation activities;
 4. Has been prominent in the history of the development of the City of Greeley;
 5. Is worthy of public commemoration;
 6. Has performed acts of national significance;
 7. Homesteaded or was owner of the park property; or
 8. Has contributed significant funds for the specific park, or for parks and recreation in general.

Scott Schuttenberg

- Staff are preparing outdoor aquatic facilities to open May 27th.
- Three new staff positions have been hired including an Administrative Specialist II, and a Recreation Coordinator II and a Customer Service Representative both at the Rodarte Center.

Justin Scharton

- Trail counts has been added to the staff report and will be updated each month.
- NAT Division staff have also begun tracking time spent on utility locates.
- The Triple Creek project is near 71st Avenue is nearly completed.
- The next project which will begin very soon is the 71st Avenue Sheep Draw Trail connection which will actually go under 71st Ave and connect to the McCloskey trail head.
- Signature Bluffs major restoration project is making good progress as well.

7. OLD BUSINESS

- A. Naming of Hazelton Park: The resolution goes to City Council on May 21st for approval.
- B. Outdoor Pickleball Court Planning: There are currently no permanent outdoor pickleball courts in Greeley. Next year at Sherwood Park the tennis courts which are not being used, will be converted to pickleball courts. In 2022, at Farr Park one of the two tennis courts there may be converted to pickleball courts as well.

8. NEW BUSINESS

- A. Naming of new Skate Park Location at 3rd Street and 11th Avenue: Board members were provided with a list of name suggestions gathered through public sources. Rick Reeser noted that the general consensus at the three public meetings was the name "3rd Street Plaza". The location is designed to be a plaza style skate park. Skaters of all ages attended the meetings as well as parents and grandparents of skaters. The attendees were very engaged with the whole process. The only name nominated by the Board was 3rd Street Plaza. A motion was made by Clint Torczon to recommend 3rd Street Plaza as the name. The motion was seconded by Caitlin Alexander and passed 8-0.

9. UPCOMING AGENDAS

- 10. NEXT MEETING** – The next meeting is tentatively scheduled for June 7th at the Family FunPlex.

- 11. ADJOURNMENT** – Sarah Witherell made a motion to adjourn the meeting. The motion was seconded by Mikyla Silva. The meeting adjourned at 7:58am.

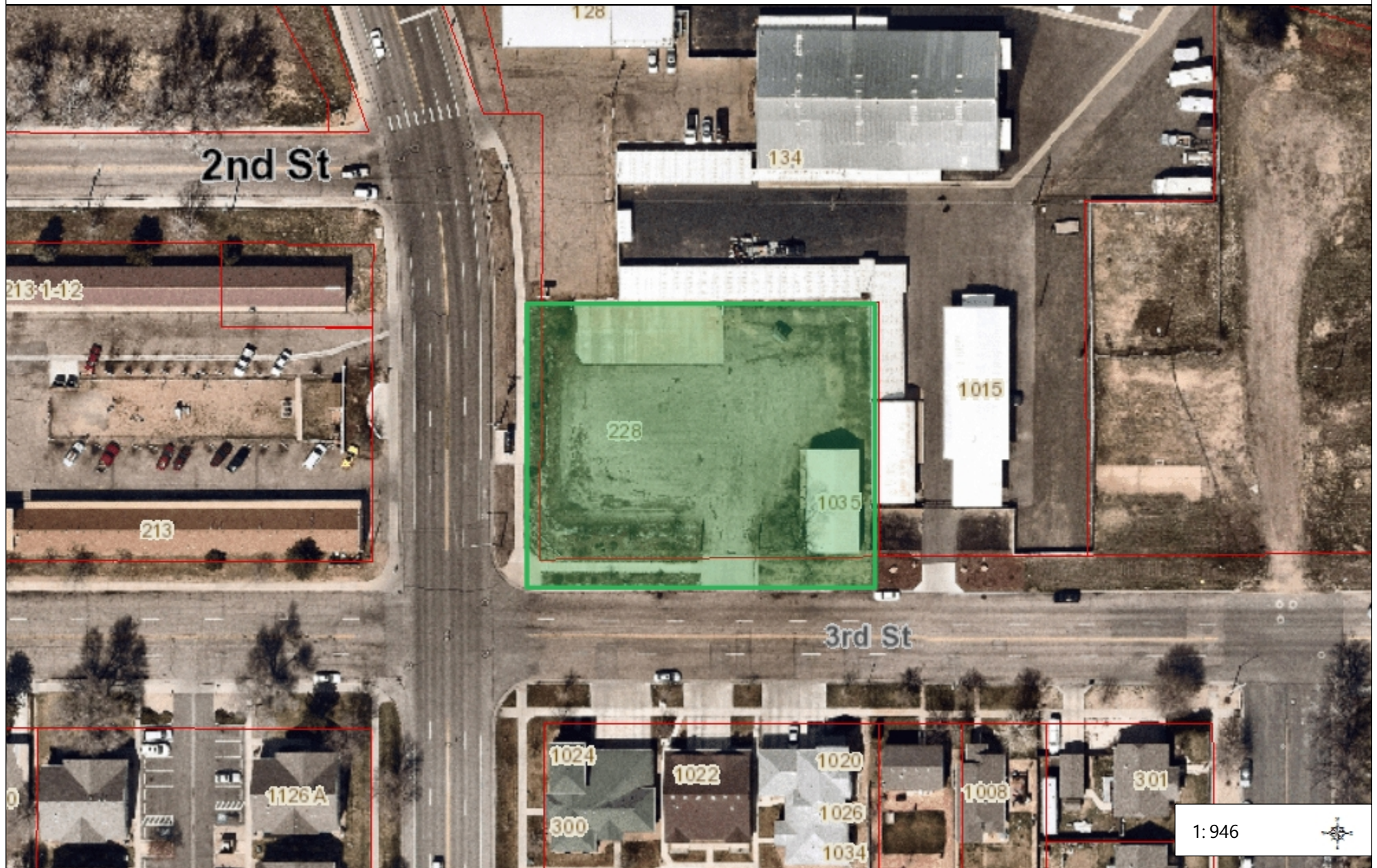
Respectfully submitted:

Richard Reeser, Chair

Nancy Milton, Office Manager



Proposed 3rd Street Plaza Skate Park



1:946



0.0 0 0.01 0.0 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 5/8/2019

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

COMING SUMMER 2019 - 3rd STREET SKATE PLAZA



Conceptual 3D Renderings



Quality of Life tax dollars at work!

For more information visit:
playgreeley.com/skategreeley



Council Agenda Summary

May 21, 2019

Agenda Item Number 15

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, to establish C-H (Commercial High Intensity) zoning for certain property located in Weld County, Colorado, recently annexed and known as the 2034 Enclave Annexation, generally located north of the Highway 34 Bypass and south of 20th Street, between 83rd Avenue and 95th Avenue

Summary:

This is a request to establish zoning for the 2034 Enclave Annexation which consists of 8.98 acres of property.

The enclave includes three undeveloped parcels that contain billboards, a telecommunication tower and miscellaneous equipment. There are no active development proposals for the enclave at this time. The site is adjacent to Highway 34 and currently zoned C3 (County Commercial) and A (Agricultural). The City is initiating the annexation and establishment of zoning to C-H (Commercial High Intensity) as allowed for enclave situations in order to consolidate service delivery in the area, coordinate emerging development, and provide predictability for the eventual urban development of these lands. City Council approved the annexation on May 7, 2019.

The Planning Commission will consider this request on May 14, 2019.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	N/A
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process.

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for June 4, 2019.

Attachments:

Ordinance
Vicinity Map

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2019

CASE NO. ZON2018-0020

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH C-H (COMMERCIAL HIGH INTENSITY) ZONING FOR CERTAIN PROPERTY LOCATED IN WELD COUNTY, COLORADO, RECENTLY ANNEXED AND KNOWN AS THE 2034 ENCLAVE ANNEXATION, GENERALLY LOCATED NORTH OF THE HIGHWAY 34 BYPASS AND SOUTH OF 20TH STREET, BETWEEN 83RD AVENUE AND 95TH AVENUE

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The following described property located in the City of Greeley KNOWN AS THE 2034 Enclave Annexation is hereby placed into the C-H (Commercial High Intensity) zoning district in the City of Greeley, County of Weld, State of Colorado, and is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcel of land contains 8.98 acres, more or less.

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2019.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

LEGAL DESCRIPTION

A tract of land located in the North $\frac{1}{2}$ of Section 18, Township 5 North, Range, 66 West of the Sixth Principal Meridian Weld County Colorado more particularly described as Follows:

BASIS OF BEARING: The North line of said Section being N $89^{\circ}59'50''$ E and all bearings contained herein being relative thereto.

Beginning at the Northeast corner of Lot A of the Recorded Exemption No. 0959-18-1-RE176 as

recorded in Reception Number 1660440 of the records of said Weld County, thence along the following courses of the Westerly line of said Lot A;

S $25^{\circ}23'46''$ E, a distance of 309.05'

S $24^{\circ}10'51''$ E, a distance of 316.53' to a point on the Northerly bank of the Boomerang Ditch;

Thence along said Northerly bank the following six courses;

N $40^{\circ}29'23''$ E, a distance of 9.69'

N $70^{\circ}47'52''$ E, a distance of 67.97'

N $86^{\circ}42'26''$ E, a distance of 113.50'

S $84^{\circ}24'39''$ E, a distance of 115.67'

S $60^{\circ}51'34''$ E, a distance of 100.17'

S $45^{\circ}40'48''$ E, a distance of 214.09' to the Southeast corner of said Lot A;

Thence continue along said Northerly bank S $45^{\circ}40'48''$ E, a distance of 9.02' to the Northeasterly

corner of a tract of land as recorded in Reception No. 4035663 of the records of said Weld County; thence along the Easterly and Westerly line of said tract the following two courses;

S $01^{\circ}18'06''$ E, a distance of 270.19'

N $56^{\circ}29'24''$ W, a distance of 717.31' to the Northwest corner of said tract said point furthermore

being the Southwesterly corner of a tract of land as recorded in Reception No. 2574720 of the records of said Weld County, thence along the Westerly line of said tract the following two courses;

N $56^{\circ}29'24''$ W, a distance of 409.91'

N $57^{\circ}45'27''$ W, a distance of 599.22' said point furthermore being the Southeast corner of a tract

of land as recorded in Reception No. 1738345 of the records of said Weld County, thence along the Westerly line and Northerly line of said tract the following two courses;

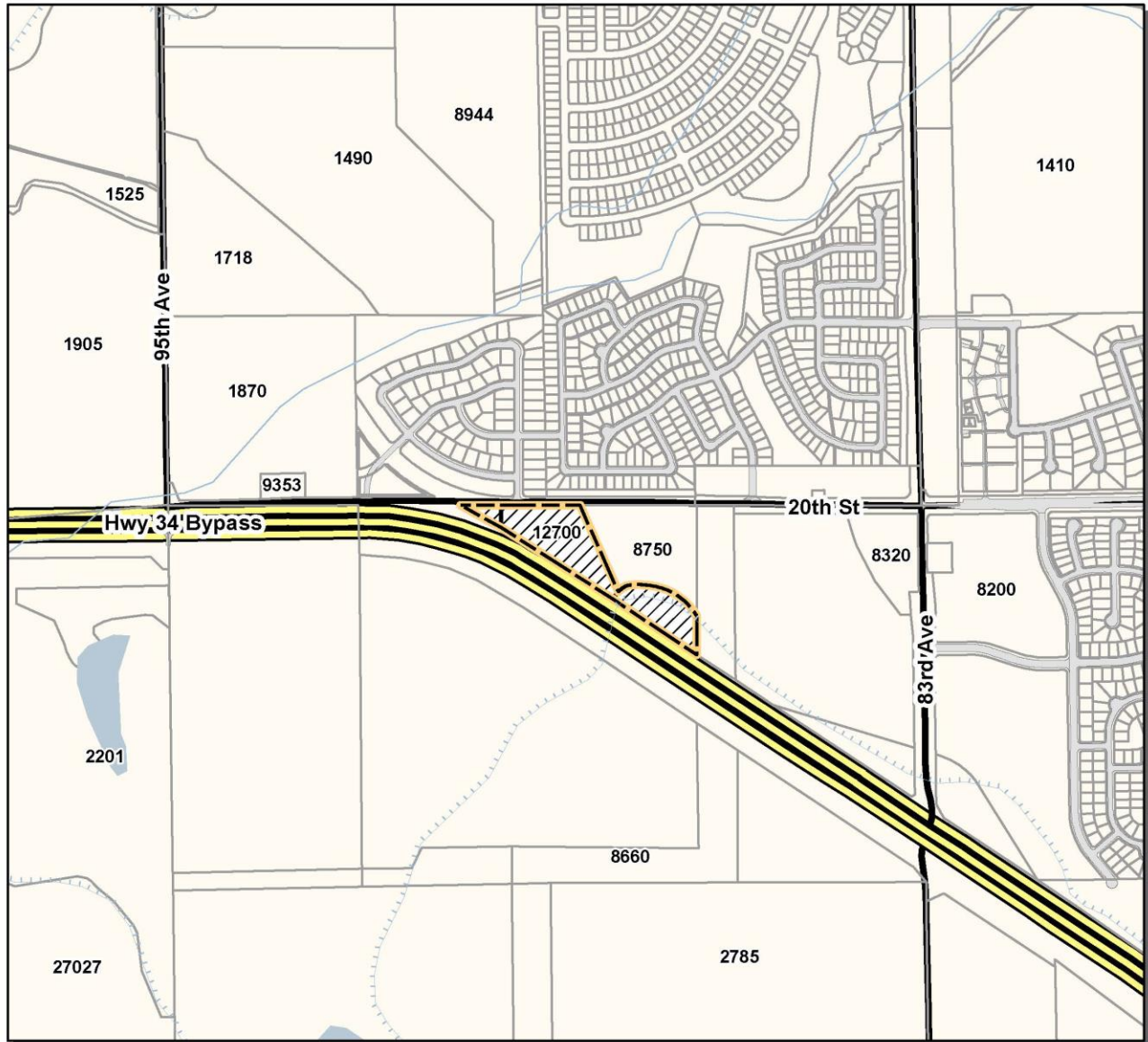
N $57^{\circ}45'27''$ W, a distance of 141.88' to the Northwest corner of said tract,

N $89^{\circ}59'50''$ E, a distance of 120.00' the Northeast corner of said tract, said point furthermore being the Northwest corner of that tract as recorded in Reception No. 2574720. Thence along the

Northerly line of said tract N 89°59'50" E, a distance of 632.32' to the Point of Beginning for his description and containing 391352 S.F. or 8.98 Acres more or less.

DRAFT

Vicinity Map 2034 Enclave Annexation Establishment of Zoning



ZON2018-0020

Legend

- | | |
|-------------------------|-------------------|
| City Limits | Expressway |
| 2034 Enclave Annexation | Arterials |
| | Local, Collectors |
| | Unknown |

0 0.25 0.5 Miles



Council Agenda Summary

May 21, 2019

Agenda Item Number 16

Title

Pulled Consent Agenda Items

Council Agenda Summary

May 21, 2019

Agenda Item Number 17

Key Staff Contact: Renee Wheeler, Finance Director, 350-9732

Title:

Public hearing and final reading of an ordinance amending Sections 2.07.040, 4.20.160, and 4.20.190 of the Greeley Municipal Code regarding Intergovernmental Agreements, Change Orders, and Contract Types

Summary:

There are three municipal code provisions staff believes need clarification to direct accountability appropriately and avoid cluttering city council agendas with administrative level review: intergovernmental agreements, change orders, and types of contracts.

City Council approved revisions to the contracts and purchasing chapters of the code April, 2018. Over the last year as the code provisions were being administered, clarifications around the dollar threshold for elevating the oversight responsibility to the City Council level appeared to be necessary. The following minor changes are being recommended for consideration.

- 1) 2.07.040 Intergovernmental Agreements - more specificity around when intergovernmental agreements should be submitted to City Council for consideration (over \$100,000, significant policy, or required by law).
- 2) 4.20.160 Change Orders – more specifically designating City Council considerations for 25% change orders to contracts \$100,000 or greater.
- 3) 4.20.190 – Types of Contracts – clarifying that any legally acceptable and appropriate contract type may be used by the City.

All recommendations are being made to maintain the integrity the oversight responsibility of the code provisions at a \$100,000 threshold and ensure that staff has the ability to make the most effective use of alternate delivery contracts that are common place in the construction industry (i.e., construction management at risk CMAR, progressive design build). This ordinance was introduced at the May 7, 2019 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	N/A

Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None

Applicable Council Priority and Goal:

The municipal code serves as the legal foundation to perform our duties and provide regulation transparency.

Infrastructure & Growth: Civic Infrastructure – create a community that recognizes and capitalizes on the power of aligned principled relationships to address any challenges we face.

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2019

AN ORDINANCE AMENDING SECTIONS 2.07.040, 4.20.160,
AND 4.20.190 OF THE GREELEY MUNICIPAL CODE REGARDING
INTERGOVERNMENTAL AGREEMENTS, CHANGE ORDERS, AND CONTRACT TYPES

WHEREAS, the Greeley City Council adopted Chapter 2.07 by adoption of Ordinance No. 18, 2018 and 4.20 by adoption of Ordinance No. 17, 2018; and

WHEREAS, Chapter 2.07 governs the execution of Contracts by the City and sets forth the approvals and signatures required at specified contractual limits; and

WHEREAS, Chapter 4.20 governs Purchasing policy at the City of Greeley; and

WHEREAS, a Finance Department staff review of Chapter 2.07 and 4.20 determined that additional changes need to be made; and

WHEREAS, the proposed changes to the Municipal Code are for the purpose of clarification and uniformity; and

WHEREAS, the City has begun using more alternative delivery contracts and the removal of the prohibition on certain contract types will enable City staff to continue to expand use of alternative delivery methods to reduce cost and expedite progress; and

WHEREAS, it is in the best interests of the citizens of the City of Greeley to amend Chapter 2.07 and 4.20.

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL FOR THE CITY OF GREELEY, COLORADO, AS FOLLOWS:

Section 1. Sections 2.07.040, 4.20.160, and 4.20.190 (a) of the Greeley Municipal Code shall be amended as set forth in Exhibit A attached hereto and incorporated herein by this reference.

Section 2. This Ordinance shall become effective five days following its final publication, as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2019.

ATTEST:

CITY OF GREELEY, COLORADO

City Clerk

Mayor

Exhibit (Simple Mark-Up Version)

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2.07.040 - Intergovernmental agreements.

The City may enter into contracts with other governmental bodies to furnish governmental services and make charges for such services or enter into cooperative or joint activities with other governmental bodies. ~~Approval of such agreements will be approved by City Council resolution or ordinance authorizing the City Manager or his/her designee to sign the agreement.~~ Such agreements will be approved as to substance by the City Manager or designee, as to legal form by the City Attorney or designee, and as to availability of funds by the Director of Finance or designee, except such agreements will be approved by City Council resolution or ordinance:

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- (a) When the approval of the proposed agreement involves the direct, monetary payment of more than \$100,000; or,
- (b) in the judgment of the City Manager, the proposed agreement entails significant policy considerations; or,
- (c) the approval by City Council is required by state or federal law.

~~(Ord. 18, 2018, §1(Exh. A), 4 3 2018; Ord. 23, 2013 §2; Ord. 13, 2011 §1; Ord. 78, 1992 §1(part))~~

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4.20.160 - Change orders.

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All change orders are processed on a form with the need and source of funds. The description shall include what impacts this change order will have on the future of the project's availability of monies. Department directors may approve any and all change orders within the budgeted contingency. The budgeted contingency shall be included in all original project budgets as adopted with the City's adopted budget. The City Manager can authorize a maximum of twenty-five percent (25%) of the original contract. ~~Every contract m~~Change orders or contract price adjustments in excess of twenty-five percent (25%)edification to City contracts greater than \$100,000, change order or contract price adjustment in excess of twenty five percent (25%), under a contract with the City shall be subject to prior approval by the City Council.

~~(Ord. 17, 2018, § 1(Exh. A, B), 4 3 2018)~~

4.20.190 - Types of contracts.

- (a) General authority. Subject to the limitations of this Section and funding source agreements, any type of contract which is appropriate to the procurement, compliant with any applicable federal and state laws, and which will promote the best interests of the City may be used ~~,- provided that the use of a cost plus a percentage of cost contract is prohibited.~~

Council Agenda Summary

May 21, 2019

Agenda Item Number 18

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading of an ordinance to consider a change of zone from PUD (Planned Unit Development) to C-H (Commercial High Intensity) zoning for approximately 1.62 acres of property known as the 2700 and 2720 35th Avenue Rezone, and public hearing and final reading of an Ordinance changing the official zoning map to reflect the same

Summary:

The City of Greeley is considering a request from Corey Stinar, on behalf of Circle K Stores, to rezone approximately 1.62 acres of land, located at 2700 and 2720 35th Avenue, from the PUD (Planned Unit Development) Zone District to the C-H (Commercial High Intensity) Zone District (see Attachments A, B, C & D).

The Planning Commission considered the request on April 23, 2019, and unanimously recommended approval to City Council. This ordinance was introduced at the May 7, 2019 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	Varies based on build-out
What is the annual impact?	Varies based on build-out
What fund of the City will provide Funding?	Development impact fees, then general revenue sources
What is the source of revenue within the fund?	Development impact fees, then general revenue sources
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation

- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

- A) A motion that, based on the application received and subsequent staff analysis, the proposed rezone from PUD (Planned Unit Development) to C-H (Commercial High Intensity) meets Development Code Section 18.30.050(c)(3) a, b, f, g and h; and, therefore, approves the rezone.
- B) A motion to adopt the map change and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes-Draft (April 23, 2019)

Planning Commission Summary (Staff Report) (April 23, 2019)

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2019

CASE NO. ZON2018-0018

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM PUD (PLANNED UNIT DEVELOPMENT) TO C-H (COMMERCIAL HIGH INTENSITY) ZONING FOR APPROXIMATELY 1.62 ACRES OF PROPERTY KNOWN AS THE 2700 AND 2720 35TH AVENUE REZONE

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The following described property located in the City of Greeley is hereby changed from the zoning district referred to as PUD (Planned Unit Development) to C-H (Commercial High Intensity), in the City of Greeley, County of Weld, State of Colorado:

See attached legal description

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF _____, 2019.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

Legal Description

A parcel of land situated in the SW 1/4 of Section 13, T.5N., R.66W. of the 6th P.M., City of Greeley, County of Weld, State of Colorado, and being more particularly described as follows:

Commencing at the Southwest Corner of Section 13, T.5N., R.66W. of the 6th P.M.;
Thence N00°15'00"W along the West Line of SW 1/4 of said Section 11, a distance of 409.39 feet to a point on the Northerly R.O.W. Line of 28th Street (Frontage Road) extended and the Point of Beginning;
Thence N82°22'30"W along said Northerly R.O.W. Line extended, a distance of 17.16 feet;
Thence N00°15'00"W parallel to and 17.00 feet west of said West Line of the SW 1/4 of Section 11, a distance of 257.61 feet;
Thence S89°43'50"E a distance of 17.00 feet to a point on said West Line;
Thence S89°43'50"E along a portion of the Southerly Lines of Lots 20 through 22, Block 4, West Lake Park Third Filing, Weld County Records, a distance of 240.22 feet to the Northwest Corner of Lot 1, Breeze Thru Minor Subdivision, Weld County Records;
Thence S00°15'00"E along the Westerly Line of said Lot 1, a distance of 290.85 feet to a point on the Northerly R.O.W. Line of 28th Street (Frontage Road);
Thence N82°22'30"W along said Northerly R.O.W. Line, a distance of 242.50 feet to the Point of Beginning.

Parcel Contains (70,534 Square Feet) 1.6192 Acres, more or less.



PLANNING COMMISSION

Proceedings

April 23, 2019

**City Center South
Council Chambers Room
1001 11th Avenue
1:15 p.m.**

I. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m. Commissioners Schulte, Andersen, Modlin and Rarick were present. (Commissioner Briscoe was absent and one vacancy exists.)

II. Approval of minutes for meeting held on March 26, 2019

Commissioner Andersen moved to table the approval of minutes of the meeting held on March 26, 2019 to better reflect the specific comments and concerns of the issues. Commissioner Rarick seconded the motion. The motion carried 5-0. (Commissioner Briscoe was absent and one vacancy exists.)

III. A public hearing to consider a use by special review for 32 horizontal oil and gas wells with associated equipment on one centralized pad site and one production facility on a 41.55 acre site zoned H-A (Holding Agriculture) located south of US Highway 34, east of 83rd Avenue and north of 28th Street, with 10.93 acres proposed for drilling and extraction purposes

Project Name: SRC Ridge 33-17 Use by Special Review
Case No.: USR2018-0015
Applicant: Corey Sheahen, on behalf of SRC Energy Inc.
Location: South of US Highway 34, east of 83rd Avenue, north of 28th Street
Presenter: Marian Duran, Planner II

Commissioner Yeater recused himself from this matter.

Commissioner Rarick volunteered to serve as Chair. The applicant was advised that a full vote of the four commissioners present would be required to pass the vote. The applicant accepted the conditions.

Commissioner Andersen moved based on the application received and the Project Summary and accompanying analysis, the Planning Commission find that the proposed amendment to the Promontory Preliminary PUD, Area B meets the applicable Development Code criteria, Sections 18.30.050(c) (3) a. b. f. g. and h. and Section 18.32.040(b) 1 and 2; and therefore, recommends approval of the rezone to the City Council.

Commissioner Rarick addressed the Commission about Tri-Point and added that the intent for this area was intended for the mixed used development and is in favor of the proposal

Commissioner Modlin seconded the motion. The motion carried 5-0. (Commissioner Briscoe was absent and one vacancy exists.)

Commissioners Andersen moved based on the application received and the Project Summary and accompanying analysis, the Planning Commission find that the proposed amendment to the Promontory Preliminary PUD, Area B meets the applicable Development Code criteria, Sections 18.32.040(b) 1 and 2; and therefore, recommends approval of the Preliminary PUD to the City Council.

Commissioner Rarick seconded the motion. The motion carried 5-0. (Commissioner Briscoe was absent and one vacancy exists.)

VI. A public hearing to consider rezone of 1.62 acres of property located at 2700 and 2720 35th Avenue from PUD (Planned Unit Development) to C-H (Commercial High Intensity) zoning for the purpose of redeveloping two parcels of land into a convenience store with gas sales.

Project Name: 2700 and 2720 35th Avenue Rezone
Case No.: ZON2018-0018
Applicant: Corey Stinar, on behalf of Circle K Stores
Location: 2700 and 2720 35th Avenue
Presenter: Darrell Gesick, Planner III

Mr. Gesick addressed the Commission and entered the staff report into the record. He stated the location of the rezone request and surrounding land uses with some site characteristics. He continued with a project overview and background of the property. Mr. Gesick presented a Zoning Suitability Map. He stated that the purpose of redevelopment was for a convenience store with gas sales. The rezone would be from PUD (Planned Unit Development) to C-H (Commercial High Intensity). Mr. Gesick pointed out that the existing PUD already functions as a C-H zone and stated the impact would be minor. Mr. Gesick clarified that no noise impacts are anticipated with the rezone request. Any potential noise created would be regulated by the municipal code. Mr. Gesick stated that public notices were mailed to surrounding property owners, and two phone calls were received with questions about the proposal. Neither caller objected to the proposal. Mr. Gesick stated that traffic is one of the main concerns from the public.

Commissioner Andersen expressed concerned about the traffic and asked if any plans were in place to work on the traffic backups from the carwash off 28th Street entrance to the new convenience store.

Allison Baxter, Transportation Planner, addressed the Commission about complaints received from the public about the traffic blocking 33rd Avenue to the east. She is hoping the car wash and the convenience store will work together to address this issue, but the city will communicate with the car wash to provide more stacking on their site to help with traffic flow. Ms. Baxter stated that 28th Street and 35th Avenue are currently operating at a level of service for left hand turns and stated she is aware of the traffic issue and is aware that the traffic is only getting worse with this proposal. Commissioner Yeater questioned that given the PUD design, whether CDOT anticipated any change with traffic on 28th Street. Ms. Baxter stated that movement would change, but she was unsure it would change entirely. She stated it would be part of the interchange and movement would be reduced on 28th Street if it became part of the frontage road. Ms. Baxter stated property owners would work together in this process of change.

Commissioner Rarick questioned replacement for the underground gas tanks. Mr. Gesick stated that the gas tanks would be replaced.

Applicant Corey Stinar, on behalf of Circle K Stores addressed the Commission and thanked staff for the presentation and was open to questions from the Commission. Commissioner Yeater stated that he was aware of the monitoring of state oil for this proposal, and asked for clarification from the applicant about changing out the tanks. Mr. Stinar stated the applicant would be responsible for changing out the tanks.

Commissioner Yeater opened the public hearing at 2:28 p.m. There being no comment, the public hearing closed at 2:28 p.m.

Commissioner Rarick moved based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from PUD (Planned Unit Development) Zone District to C-H (Commercial High Intensity) Zone District meets Development Code Section 18.30.050(c)(3) a, b, f , g and h; and therefore, recommend approval of the rezone to the City Council.

Commissioner Andersen seconded the motion. The motion carried 5-0. (Commissioner Briscoe was absent and one vacancy exists.)

VII. Staff Report

Brad Mueller, Community Development Director, addressed the Commission about the university district and shared background information about improvements and developments that include 16th Street from 8th Avenue to 10th Street and north of central campus. Mr. Mueller also stated that the Parks Department received a grant to reimagine parks and public spaces. Commissioner Modlin asked about new development and requested details on new development projects. Mr. Mueller stated several developments were in planning process and suggested we provide the commissioners with the monthly development report.

PLANNING COMMISSION SUMMARY

ITEMS: Rezone from PUD (Planned Unit Development) to C-H (Commercial High Intensity) Zone District

FILE NUMBER: ZON2018-0018

PROJECT: 2700 and 2720 35th Avenue Rezone

LOCATION: 2700 and 2720 35th Avenue, East of 35th Avenue and North of 28th Street

APPLICANT: Corey Stinar, on behalf of Circle K Stores

CASE PLANNER: Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: April 23, 2019

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 18.30.050(c)(3) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Corey Stinar, on behalf of Circle K Stores, to rezone approximately 1.62 acres of land, located at 2700 and 2720 35th Avenue, from the PUD (Planned Unit Development) Zone District to the C-H (Commercial High Intensity) Zone District (see Attachments A, B, C & D).

A. REQUEST

The applicant is requesting approval of a rezone (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject rezone request is located east of 35th Avenue and north of 28th Street; specifically at 2700 and 2720 35th Avenue and is currently zoned PUD and C-H (see Attachment A and B).

Abutting Zoning:

North: R-L (Residential Low Density)
South: R-L
East: PUD
West: PUD

Surrounding Land Uses:

North: Single-Family Dwellings

South: 28th Street and Highway 34 Bypass – CDOT (Colorado Department of Transportation)

East: Car Wash

West: 35th Avenue and Auto Sales

Site Characteristics:

The site request currently consist of two parcels. One parcel, 2700 35th Avenue, has a 1,600-square-foot building that was formerly used as a veterinary clinic. The building is currently vacant. The subject site currently has unimproved drive aisles and parking area, and has a gradual slope from the west to the north and east.

The second parcel, 2720 35th Avenue, has an existing 1,142-square-foot gas station with a small convenience store. There are four pump islands and a canopy that covers the pumps and the convenience store. The site has typical site improvements that consist of paved parking and drive aisles with some minimal landscaping. The site slopes to the east to an existing storm drainage pond located in the northeastern part of the property. There are overhead power lines that exist along 28th Street and 35th Avenue (see Attachments B, E, and F Site analysis map).

D. BACKGROUND

The two parcels were annexed in 1972 as part of the West Greeley 2nd Annexation (Reception No. 1601432). City records do not indicate what was established for zoning, only that zoning was established in 1972. According to County records, the building located on 2700 35th Avenue parcel was established in 1973, but no land use records could be found by the City as to how this site was approved. Presently, this parcel is partially zoned C-H and PUD (see Attachment A). In 1981, the 2720 35th Avenue parcel was rezoned to PUD. This PUD established a gas station with a small convenience store, which still exists today (File No. Z 13:81). The gas station use is the only allowed use for the PUD.

The applicant, or property owner, of 2720 35th Avenue is proposing to purchase the property at 2700 35th Avenue for the purpose of combining the two parcels into one lot with the plan of redeveloping the site with a 4,800-square-foot convenience store, seven gas pump islands, and a canopy over the pump islands. Since there are two different zoning districts that exists, the applicant is proposing to rezone the area from PUD to C-H to have one consistent zoning district. It should be noted that 2700 35th Avenue is partially zoned C-H. This rezone request is including in the area already zoned C-H on the parcel addressed as 2700 35th Avenue. This was done to provide a cleaner rezone boundary and to avoid in errors in past zoning boundaries (see Attachment C).

As part of the proposal, the applicant is also proposing to take the two parcels and combine them into one parcel through the minor subdivision process. The applicant has also submitted a design review application (site plan review) for staff to review for compliance to

Development Code standards. The two applications are being reviewed concurrently with this request (File No. SUB2018-0031 and DR2019-0004). Both, the minor subdivisions and design review plans are approved administratively.

APPROVAL CRITERIA

Development Code Section 18.30.050 Rezoning Procedures

For the purpose of establishing and maintaining sound, stable and desirable development within the City, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Section [of the Code]. This policy is based on the opinion of the City Council that the City's zoning map is a result of a detailed and comprehensive appraisal of the City's present and future needs regarding land use allocation and other zoning considerations, and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in a particular area of the City in general.

The review criteria found in Section 18.30.050(c)(3) of the Development Code shall be used to evaluate the zoning amendment application.

- a) **Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?**

Staff Comment:

The properties that surround the subject site have been developed for many years. The residential uses to the north were built out in the mid to late 1970's and the car dealerships to the west of 35th Avenue started to develop in the early 1990's. The most recent change to the area occurred in 2014 when the car wash to the east of the subject redeveloped from a small car wash with self-serve bays and self-serve storage units to a full-service car wash.

Allowing the two properties to rezone, would allow the applicant to combine the two lots into one, which would allow for redevelopment of the site into a larger, more modern convenience store with gas sales. The redevelopment of the site would also reduce access point onto 35th Avenue creating safer driving conditions. In addition, the proposed zoning is not much of a change from the current allowed zoning.

Keeping both parcels in the current layout would limit redevelopment opportunities. Planning staff concludes that it is in the public's interest to rezone the subject property to encourage redevelopment.

This request complies with this criterion.

- b) Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: The existing zoning of the C-H parcel at 2700 35th Avenue has been in place for 47 years and the existing PUD zoning on parcel 2720 35th Avenue has been in place for 38 years.

Although the existing zoning is not necessarily obsolete, neither parcel has had any significant redevelopment since established. The proposed rezoning would allow the applicant the opportunity to modernize the site with a more useful convenience store. Development trends over the years have shown that more gas stations are going to this type of model, which have been development in other areas in Greeley.

This request complies with this criterion.

- c) Are there clerical or technical errors to correct?**

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable to this request.

- d) Are there detrimental environmental impacts, such as flood plains, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?**

Staff Comment: There are no detrimental environmental impacts on the property. This criterion is not applicable to this request.

- e) Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?**

Staff Comment: The proposed rezoning is not necessary in order to provide land for a community related use. This criterion is not applicable to this request.

- f) What is the potential impact of the proposed rezoning upon the immediate neighborhood and the city as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, and pedestrian systems and parks and recreational facilities)?**

Staff Comment: It is not anticipated that the proposed zoning would create significant impacts on the subject property, adjacent land uses, or the City as a whole. The proposed rezoning is not much of a change from the current allowed zoning.

Any potential noise created by future development would be regulated by the Municipal Code. There should not be any environmental impacts associated with this request. The applicant would be required to install the underground tanks per local, state, and federal standards. The appropriate buffering would be required to be provided, which lessens any potential visual impacts to the residential uses to the north. City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. The appropriate sidewalk connections from both 35th Avenue and 28th Street would be required to be provided. Police and Fire are already serving this area, since it is within the City of Greeley. Additional information regarding City services can be found further in this report in Sections E, F, and G.

The proposal complies with this criterion.

- g) Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with the applicable zoning overlay requirements?**

There are no zoning overlay requirements for the subject property. The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request.

Comprehensive Plan Policy Objective ED-2.4, Business Attraction

Attract and retain business and industry that align with the City's target industries and support economic diversity.

Staff Comment: Approving the rezone would allow an existing business to expand in size and provide more small level retail goods and gas services to the area.

This request complies with this Comprehensive Plan policy.

Comprehensive Plan Policy Objective GC-2.5, Neighborhood Centers

Promote neighborhood centers – small scale retail areas providing basic commercial goods and services – to locate within a walkable distance of residences, usually a quarter-mile or less.

Staff Comment: The proposed rezone has the potential to provide goods and services at a small scale neighborhood level. Although not a true neighborhood center, the convenience store would provide some basic grocery items that would be available to the residential users to the north. This site is walkable for the residential users to the north.

h) What is the potential impact of the proposed rezoning upon an approved Zoning Suitability Plan for the property?

Staff Summary: Currently, there is not an approved Zoning Suitability Plan for the subject property. The proposed Zoning Suitability Plan submitted with this application demonstrates on a conceptual level that the site should be able to develop in accordance with the Development Code (see Attachments E and F).

This request complies with this criterion.

E. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

Neither site appears to have been part of a formal subdivision when established. A minor subdivision has been submitted and is being reviewed concurrently with this request. The proposed subdivision would take two lots and create one lot for the purpose of redeveloping the site with a convenience store with gas services. Minor subdivisions are reviewed and approved administratively (File No. SUBS2018-0031).

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site. Any potential hazards associated with underground storage tanks would be addressed as part of the design review for the site, which is done administratively. All lands uses would be required to conform to all applicable local, state and federal standards.

3. WILDLIFE

The site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife if the site is rezoned.

4. FLOODPLAIN

The property is not located within a floodplain or floodway according to the adopted Federal Emergency Management Administration (FEMA) flood date.

5. DRAINAGE AND EROSION

A conceptual drainage report was provided with this request. Development of the subject site should have little impact to the surrounding area. All of the drainage would be controlled on-site and released in a controlled fashion. There is one underground stormwater detention system proposed for the subject property. This system would be located along the southern part of the site. Water quality would be provided in the rain garden located near the northeast corner of the property. If the rezone is approved, a formal drainage report would be required to be completed and submitted to the City of Greeley for review and approval, as part of the administrative design review process.

6. TRANSPORTATION

Access to the proposed gas station and convenience store development may be impacted by the future interchange at 35th Ave and US 34 Bypass. The applicant has been made aware of this through City staff communication and conversations with Colorado Department of Transportation (CDOT). The applicant has agreed to a right-in/right-out access on 35th Avenue and a full movement access on 28th Street, with the possibility that movement may be restricted in the future. It was also made clear to the applicant that a restriction in movement at an access point is not compensable by the City of Greeley or CDOT.

Construction of an interchange at 35th Avenue and Highway 34 Bypass will increase northbound and southbound volumes on 35th Avenue and reduce gaps in traffic flow. These traffic conditions may negatively impact the ability of vehicles to enter and exit the site.

Upon buildout, the development is projected to generate approximately 2,279 trips per day. Based on the traffic impact study submitted by the applicant, the intersection of 35th Avenue at Highway 34 Bypass currently operates at an overall LOS (Level of Service) D during AM peak hours and LOS E during PM peak hour. By 2038 this intersection will operate at a LOS E during AM peak hour and LOS F during PM peak hour. Twenty-Eighth Street and 35th Avenue is stop-controlled and currently operates at a LOS F for westbound left turns and C for all other movements. By 2038, all movements at this intersection will operate at a LOS F during the PM peak hour. The AM peak hour westbound right turns and southbound left turns will experience minor delays and operate at a LOS B or better. These calculations were generated based on existing conditions and do not include consideration for the future interchange at 35th Avenue and Highway 34 Bypass. Primary access to the site would be from 28th Street (Arterial street classification). At this time, staff does not anticipate any significant impacts that would negatively impact the roadway system as part of the rezone request.

F. SERVICES

1. WATER

Water services are available in 35th Avenue and can adequately serve the subject property.

2. SANITATION

Sanitation services are available on the subject site and can adequately serve the subject property.

3. EMERGENCY SERVICES

The subject site is currently, and will continue to be, served by the City of Greeley Police Department and the City of Greeley Fire Department. Fire Station #2 and #5 are located approximately one mile to the east and west of the subject site.

4. PARKS / OPEN SPACES

No public parks or additional public open space areas are proposed with this request and the request would not be creating any private parks or open space. The proposed rezone should have little to no impact on parks or open space in the community.

5. SCHOOLS

No schools are proposed or located within the site. However, the nearest school, Greeley West High School, is located approximately one-half mile to north of the subject site.

G. NEIGHBORHOOD IMPACTS

1. VISUAL

No visual impacts are anticipated with the rezone request. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

No noise impacts are anticipated with the rezone request. Any potential noise created by future development will be regulated by the Municipal Code.

H. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to surrounding property owners on April 8, 2019, per Development Code requirements (see Attachment I). A sign was posted on the site on April 9, 2019.

Planning staff received two phone calls regarding the proposed rezone. Both callers are residents in the area and were interested in what the developer was proposing. Neither caller objected to the request. No comments have been received.

I. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

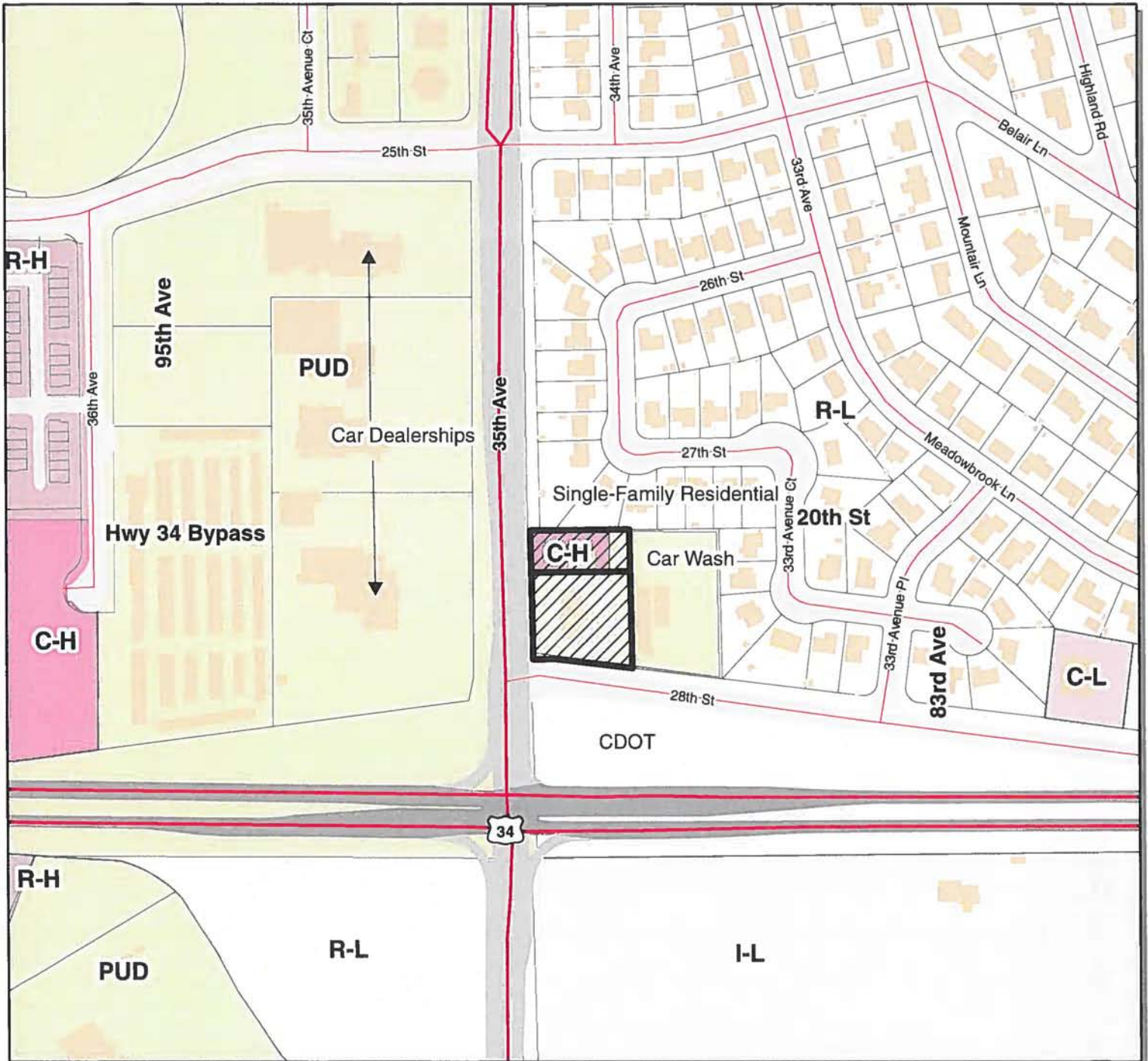
J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from PUD (Planned Unit Development) Zone District to C-H (Commercial High Intensity) Zone District meets Development Code Section 18.30.050(c)(3) a, b, f , g and h; and therefore, recommend approval of the rezone to the City Council.

ATTACHMENTS

- Attachment A - Zoning/Vicinity Map
- Attachment B - Photo Aerial Map
- Attachment C - Project Narrative
- Attachment D - Rezone Boundary Map
- Attachment E - Site Analysis Map
- Attachment F - Zoning Suitability Map
- Attachment G - List of C-D and I-M Uses
- Attachment H - Neighborhood Notification Boundary Map

Vicinity Map



Legend

 Parcels selection

StreetCenterlines

CLASSIFICATION

-  Expressway
-  Arterials
-  Local, Collectors
-  Unknown
-  Building
-  Weld Parcels

2720 and 2700 Rezone

0 0.05 0.1 100
Miles



Photo Aerial



Legend

StreetCenterlines

CLASSIFICATION

- Expressway
- Arterials
- Local, Collectors
- Unknown
- Weld Parcels

Origin Cache Mask

2720 and 2700 Rezone

0 0.02 0.04 ¹⁰¹
Miles



Circle K Stores, Inc
Store #641
2720 35th Avenue
Greeley, CO
NE Quadrant: 35th Ave. & 28th St.
Dec. 14, 2018 (Rev.: March 8, 2019)

Entitlements Narrative:
Rezoning – Minor Subdivision – Use by Special Review

I. INTRODUCTION

A. Purpose

The following narrative has been prepared in support of the Circle K Stores, Inc's applications for approval of the following entitlements:

- ❖ **Rezoning** from Planned Unit Development (PUD) to Commercial High Intensity (C-H)
- ❖ **Minor Subdivision** for the sole purpose of merging two existing lots into a single lot
- ❖ **Special Review Permit** in association with the **Redevelopment** of an existing convenience store with associated automobile fuel pumps on a site one acre or larger in size.

B. Applicant's Objectives

The applicant is proposing to redevelop of two existing, improved lots located in a developed part of the City of Greeley. The redevelopment would result in a new, and gas station in the northeast quadrant of the intersection of 35th Avenue and 28th Street (AKA, Frontage Road).

C. Narrative Organization

While this is a single proposed development, it requires the approval of three distinct land use entitlements (see above), each with their own approval criteria. Many of these criteria require demonstrating consistency with the City of Greeley's land planning goals and objectives. This type of criterion is typically articulated within the City's various comprehensive planning documents. Many of these individual criteria also apply to more than one of the required entitlements.

Therefore, so as to minimize redundancies, we have organized this document in a format that describes the site, the proposed redevelopment once, and all applicable City of Greeley comprehensive planning criteria once before discussing each individual application and how the proposed development is consistent with that application's specific requirements, inclusive of consistency with the City's comprehensive planning goals and objectives.

The Major section of the Narrative are as follows:

- I. Introduction
- II. Site Conditions

- III. Proposed Redevelopment
- IV. Applicable City of Greeley Comprehensive Planning Goals and Objective
- V. Land Use Approvals
 - a. Rezoning
 - b. Use by Special Review
 - c. Minor Subdivision
- VI. Conclusion
 - A. Appendix A – Rezoning Criteria

II. **SITE CONDITIONS**

A. **Location and Description**

This subject site is located on two existing lots within the northeast quadrant of the intersection of 35th Avenue and 28th Street (AKA, Frontage Road). (see Site Plan *Circle K Stores, Inc.*)

The more northerly of these two lots, Parcel A, is zoned *Commercial High Intensity* (C-H) and is approximately 18,444 square feet in size. This lot maintains frontage on, 35th Avenue. Improvements on this lot are limited to an older, vacant, single-story structure with a dirt driveway and dirt parking area.

The more southerly lot, Parcel B, is a 38,835 square-foot corner lot that maintains frontage and vehicular access/egress on both 35th Avenue and 28th Street. An older gas station/convenience store is located on this lot.

B. **Site Improvements**

Parcel A, is improved with an older, single-story, vacant commercial structure while an out-of-date convenience store with gas pumps is located on Parcel B.

C. **Neighboring Uses**

Automotive uses are located to the east and west of the subject site. Adjoining the subject site's eastern property line is a car wash facility while four automobile dealerships occupy the western side of 35th Avenue.

To the south of the site is a strip of open space that appears to be used for stormwater detention and U.S. 34, an eight-lane divided highway at its intersection with 35th Avenue.

Parts or all of the rear lot lines of three single family homes abut the subject site's northern property line.

D. **City Promoted Attributes**

The City's Comprehensive Plan, *Imagine Greeley* (adopted 2/6/18), has designated the subject site and its surrounding neighborhood as a "**Long-Range Expected Growth Area (LRGEA)**". As described in more detail in the *Comprehensive Planning* section of this narrative, by designating this site and the surrounding area as an LRGEA, the City of Greeley has identified the site as place where reinvestment and infill development should be targeted and supported.

Thirty-Fifth Avenue and 28th Street – the two roadways fronting this site - are each identified in the Comprehensive Plan as being both "**Major Street(s) Constructed**

to City Standards” and “Multi-Modal Corridors.” Properties fronting on one of these streets (this site fronts on two such streets) are presumed to be appropriate for development, redevelopment and investment.

In addition to these two major streets, U.S. Highway 34 Bypass, the City’s major east-west thoroughfare, crosses 35th Avenue less than 100 yards to the south of the site.

III. **PROPOSED REDEVELOPMENT**

The plan for this proposed infill redevelopment in an area and on streets specifically designated as ripe for redevelopment and where existing infrastructure can be utilized has would result in the merger of the two lots, the demolition of two existing aging unattractive and commercially out of date structures the construction of a modern, enlarged convenience store with gas pumps.

Essentially, the applicant is proposing to modernize and enlarge an existing convenience store/automotive fuel station use to bring it up to current commercial marketing requirements, increase product selection, reduce patron waiting times, improve the shopper’s experience, improve vehicular circulation and enhance the aesthetics of the City of Greeley’s 35th Avenue gateway.

Furthermore, this redevelopment will result in a more commercially viable establishment and a higher value commercial ratable for the City of Greeley in a location where required infrastructure (roads, water, sewer) already exists, has the capacity to support the development and, therefore, will not require public investment.

The proposed redevelopment will include:

1. The Merging of two existing lots into a single lot approximately 1.3 acres in size.
2. The demolition of two older, commercially out-of-date structures with a total floor area of approximately 2,757 square feet, along with 16 existing fuel pumps.
3. The site will be redeveloped with a modern convenience store with 2,200 square feet of patron sales area and 14 fuel pumps.
4. Site and building improvements will include:
 - a. Upgraded, energy efficient LED lighting with cutoffs to eliminate to the maximum extent practicable light spillage onto neighbors’ properties, streets, sidewalks and the night sky (urban glow);
 - b. Increased building separation from residential neighbors;
 - c. Approximately 16,500 square feet of landscaped area;
 - d. Improved pump access and circulation;
 - e. The elimination of one of two existing 35th Avenue driveways that were in very close proximity to one another;
 - f. The replacement of a dirt driveway and parking area on the norther part of the site with fully paved surface parking and driveway areas;
 - g. Improved stormwater management and detention
 - h. New ADA compliant sidewalk area;
 - i. Bicycle Parking (rack)

IV. COMPREHENSIVE PLANNING OVERVIEW

A. Introduction

Like most municipality, the City of Greeley's comprehensive long-range planning goals and objectives are articulated through a number of its planning documents. Two of these documents that include sections particularly relevant to the site and the proposed infill redevelopment are the *Imagine Greeley Comprehensive Plan* and the *2060 Comprehensive Plan*.

Below, are relevant excerpts from each document along with explanations of how the proposed development is promotes, and/or is consistent with, the excerpted goals and objectives.

This section will be followed by three separate analyses of the three land use approvals the applicant is seeking (*Rezoning*, *Minor Subdivision*, and *Use by Special Review*). These analyses will, where appropriate, include discussions of how the proposed infill redevelopment is consistent with, or otherwise promotes, specific, articulated comprehensive planning goals and objectives.

B. *Imagine Greeley Comprehensive Plan*

Although the City's Comprehensive Plan, *Imagine Greeley*, adopted February 6th, 2018, focuses primarily on large scale, long range planning, and governmental actions, it is clear that the proposed development and the land use entitlements it requires align with, and advance, many of the Comprehensive Plan's overarching goals and objectives, including the following:

- a. ***Growth & City Form Section***: Lays out a series of goals and objectives designed to improve upon the existing conditions and prepare for future growth.
 - i. ***Manage Growth Effectively Goal***: Includes the following objectives:
 1. **Objective GC1.1 Growth Management**: "Manage growth to....minimize impacts on the natural environment, and protect or enhance natural features and resources."
 2. **Objective GC1.2 Form of Growth**: "Encourage a compact urban form over sprawl or leap-frog development."
 3. **Objective GC1.3 Adequate Public Facilities**: "Restrict development to the Adequate Public Facilities Area (APFA)...."
 4. **Objective GC1.4 Long Range Expected Growth Area** (where growth should be targeted): "Regularly review the **Long Range Expected Growth Area (LREGA)** and amend as needed....major amendments must be addressed in accordance with the following guidelines.....
 - a. "A compact urban form is desirable as an alternative to linear physical growth or development patterns that promote sprawl or leap-frog development and result in less efficient use of capital improvements or municipal services...."

5. Objective GC4.2 Reinvestment/Adaptive Reuse: “Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure....”

- b. **City Promoted Attributes:** designated the subject site and its surrounding neighborhood as a “**Long-Range Expected Growth Area (LRGEA)**”

Thirty-Fifth Avenue and 28th Street – the two roadways fronting this site - are each identified in the Comprehensive Plan as being both “**Major Street(s) Constructed to City Standards**” and “**Multi-Modal Corridors.**”

In describing the growth of low-density suburban sprawl, the City has experienced since the early 2000's, the ***Growth & City Form*** section also notes that, “....(The) dispersed pattern of development has resulted in less efficient use of capital improvements and municipal services for the community....” The section goes on to set a goal to “**Prioritize infill and redevelopment.**”

- c. **Chapter 4; Growth Framework.** The ***Growth Framework:*** States that the City's population reached 100,000 people in the last decade and is expected to increase by another 50,000 in the next two decades (50% Growth). The chapter points out the reality that, “This growth will be located in undeveloped areas or occur as infill development or redevelopment within already developed areas.”
- d. **Land Use Guidance Map:** Encourages infill and redevelopment in existing areas.
- e. ***Natural Resources & Open Lands:***
 - i. Objective NR-2.4 Light Pollution
Minimize light trespass from developed areas and reduce sky glow to maintain night sky visibility.
 - ii. I M P NR-2.3 Update, as appropriate, Development Code standards to limit impacts caused by errant light on adjacent properties and rights-of-way (such as requirements for downward directed lighting), and create standard illumination levels for various types of development.
 - iii. I M P NR-4.2 Evaluate the feasibility of standardizing the use of energy-efficient lights, such as LEDs, in City facilities, street and other outdoor lights maintained by the City, and in other municipal applications in new facilities or devices, or through upgrades to existing facilities and devices.

C. 2060 Comprehensive Plan – Growth

This Comprehensive Planning Document focuses on the City of Greeley's historical growth, projected growth and the guiding principles that should define how future growth should be directed and managed. The following excerpts are recommendations relevant to the proposed development and the entitlement approvals the applicant is requesting.

- a. “Identify and stimulate development in areas of desired growth.” (p. 15)

- b. "Plan, guide and accommodate growth that promotes the most efficient use of resources..." (p. 17)
- c. "(D)evelopment within....the Adequate Public Facilities Area (APFA) will be a priority to accommodate new growth." (p. 17)
- d. "A compact urban form is desirable to linear physical growth or development patterns which promote sprawl or leap-frog development that results in less efficient use of capital improvements or municipal Services." (p.17)
- e. "Direct growth in a manner which creates the least impact on the natural indigenous environment." (p. 15)

D. Comprehensive Planning Overview and Applicability

Throughout multiple sections of the Comprehensive Plan several themes, or goals, relevant to this proposed redevelopment are repeated again and again. These multifaceted goals could be summed up as follows:

Promote compact, redevelopment in locations that have been identified for future growth, are proximate to major roadways, are located where city and utility services (water, sewer, electric, gas, etc.) already exist and public investment in major capital improvements will not be required, and where new development will neither displace existing natural (or environmentally sensitive) areas nor require residents, workers, patrons or customers to travel long distances to reach their jobs, their homes or the services they require.

This proposed infill redevelopment within an area identified for future growth, where utilities are already in place, on two streets identified as appropriate and in close proximity to existing residential and commercial (employment) uses is consistent with, and promotes, all of the above City of Greeley Comprehensive Planning goals and objectives.

V. LAND USE APPROVALS

This proposal requires the approval of three entitlements: **Rezoning; Use by Special Review; and Minor Subdivision** (a lot merger).

The site is currently split between the northerly parcel, which is zoned C-H and the southerly parcel, which is zoned Planned Unit Development (PUD). The applicant is requesting that the entire two properties be combined into one combined parcel, which – although not creating any new lots – requires Minor Subdivision Approval.

A Rezoning of the southerly end of the newly combined lot is required so as to have the entire lot (and the use on that lot) covered by one zoning district's regulations. Hence, the application to rezone the southerly end of the site from PUD to C-H.

Due to the property being larger than one acre in size (property is approximately 1.3 acres), the proposed redevelopment, a convenience store with gas sales, is permitted in the C-H zone, subject to Use by Special Review approval.

A. Rezone

§18.30.050(c)(3) of the zoning code of the City of Greeley, outlines criteria to be considered in the review of rezoning applications. Two of these criteria appear most relevant to this application (for a list of all potential criteria and our responses, please see Appendix A):

f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?

g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?

With regards to **Subsection f.**, it is important to remember that on this site is primarily the same as that which is currently the existing use of the site. The infill redevelopment that this rezoning will allow to occur will act to modernize the site and improve its aesthetics while continuing its use as a commercial property.

This site is located at or near the confluence of three major roadways, 35th Avenue, 28th Street (which, in this location, is essentially a “frontage road” for CR 34, and CR 34 just to the south of the site.

Immediately to the east of the site is a commercial car wash. To the west of the site, on the opposite side of 35th Avenue, is a large automobile dealership with outdoors automobile storage. On the same side of 35th Avenue moving north are three more large automobile dealerships, and then additional commercial uses. To the southwest of the site on the opposite sides of 35th Avenue and CR 34 is a large Home Depot store with a large parking lot in front of it.

The north side of the property is adjacent to the rear yard of one home and small parts of the rear lot lines of two other homes. An existing commercial use already abuts these residential uses in this area. However, new fencing and state of the art light controls and cutoffs will be employed to buffer these few residential uses.

Lastly, since the rezoning acts only to permit the continuation of commercial use of the property, the rezoning will have no adverse impacts on City services.

With regards to **Subsection g.**'s requirement for consistency with the comprehensive Plan's policies and goals, the requested rezoning will facilitate the infill redevelopment of a site in a location designated for growth and with existing utilities on streets designed for commercial and through traffic that is close to places where people already live and

work. Examples of some of the ways in which the rezoning and the redevelopment is consistent with, and promotes the policies and goals found in the City of Greeley's comprehensive planning documents include the following:

- As shown on the *Imagine Greeley* Comprehensive Plan's ***Adequate Public Facilities Analysis (Major Streets)*** and ***Existing Rights of Way*** plans, the subject site is located within the Comprehensive Plan's designated **Long Range Expected Growth Area (LREGA)**.
- Also, as shown on the Comprehensive Plan's ***Land Use Guidance Map***, as well the above two noted plans, the two roadways on which this site maintains frontage and access (35th Avenue and 28th Street-Frontage Road) have been designated in the City's comprehensive planning documents as both "Multi-Modal Corridors" and "Major Streets Constructed to City Standards," meeting another the City's recommended criteria to be used in identifying preferred locations for targeted redevelopment.
- As part of this site's redevelopment into an attractive and new commercial use, several design details, including light fixture cutoffs are being employed specifically to minimize light spillage into neighboring properties, public sidewalks, public streets, and the night sky (a major cause of urban glow). Furthermore, energy efficient LED lighting has been included in the development's design so to reduce energy consumption. The increased use of these types of lighting fixtures are identified goals that the City has set for itself (e.g., new types of street lighting) in the Comprehensive Plan.
- The private investment in redevelopment that will be made possible by requested rezoning is targeted to an area with existing infrastructure that will not require that any public funds be used to expand, extend or otherwise upgrade the City's infrastructure and will increase the value of a commercial ratable, consistent with many of the fiscal goals/criteria articulated in the City's comprehensive planning documents.
- The rezoning will permit the redevelopment of an already developed area and will not disturb undeveloped "green" areas.

B. Use by Special Review

As a **Use by Special Review**, the proposed redevelopment is subject to Chapter 18.20, including the following criteria:

- The proposed use shall be consistent with the Land Use Chapter of the Comprehensive Plan; ***Please see examples of consistency with the comprehensive plan on the previous two pages.***
- The location, size, design and operating characteristics of the proposed use shall be compatible with the existing and future land uses within the general area in which the proposed use is to be located and will not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity. Reasonable conditions may be placed on uses by special review

to protect the public health, safety and welfare by mitigating impacts to achieve compatibility and complementary design, especially where a nonresidential use is located adjacent to a residential use; ***The proposed plan of development will not change the use of the site, but rather will modernize the site and implement better buffering, lighting and circulation that will enhance the surrounding uses. Nothing in this plan will result in objectionable or detrimental impacts to surrounding uses. The area is a primarily commercial and the site is location on two major streets. The only abutting residential uses consist of the rear yards of three single family homes. Screening and the control of lighting have been implemented to mitigate potential impacts on these properties.***

- The site shall be physically suitable for the type and intensity of the proposed land use; ***The site already supports the same type of use, a convenience store with gasoline sales. The new plan enhances circulation, parking and access/egress to/from the site.***
- The proposed land use shall not adversely affect traffic flow or parking in the neighborhood; ***The proposed redevelopment has been designed to eliminate one existing driveway that was in close proximity to another driveway on the same street, to improve access and egress, and provides parking to support the commercial use of the property.***
- The location of other approved uses by special review in the neighborhood shall be determined so that a concentration and/or cumulative effect of such uses can be evaluated. ***The proposed development is an infill redevelopment of an existing use and will not increase any cumulative effects.***
- Use by special review applications shall also be reviewed to ensure that all of the applicable development standards of Chapter 18.38, Zoning District Development Standards, have been met, as well as any applicable overlay district provisions. ***The proposed development has been designed to comply with all zoning requirements.***
- In addition to those criteria and requirements listed in Subsections (a) and (b), special review applications shall meet all applicable General Performance Standards found in Chapter 18.40, Parking Standards in Chapter 18.42, ***(Complies)*** Landscaping and Buffering Standards in Chapter 18.44, ***(Complies)*** all applicable Design Review Performance Standards in Chapter 18.46 and if applicable, Overlay Districts in Chapter 18.34, ***(N/A)*** Areas of Ecological Significance in Chapter 18.48, ***(N/A-infill redevelopment)*** Accessory and Temporary Uses, Hillside Standards in Chapter 18.50 ***(N/A)*** and Structures and Buildings in Chapter 18.52. ***(Complies)***
- Applications for use by special review for oil and gas operations shall also be subject to the provisions of Chapter 18.56, Oil and Gas Operations. ***(N/A)***

As a **Use by Special Review**, the proposed redevelopment is also subject to Chapter 18.46 – Design Review Performance Standards of the Code of the City of City of Greeley,

Colorado. Immediately below, this chapter's standards for "Convenience Stores and gas stations" are provided along with applicant's notations in **bold** describing how the development complies with these standards:

18.46.090 - Convenience stores, gas stations and auto repair shops.

(a) The following provisions shall apply to all convenience stores and gas stations:

*(1) No more than one (1) access drive shall be permitted for each street frontage. **Complies. One access drive each is provided on 35th Avenue and 28th Street.***

*(2) All light sources, including canopy, perimeter and flood lights and lenses, shall be shielded or fully recessed within the roof canopy so that light is contained on-site. **Complies. All exterior lighting is downward facing to reduce "urban glow" and includes shielding to prevent light spillage onto neighboring properties and, public sidewalks and roadways. All exterior lighting fixtures are energy efficient LED fixtures.***

*(3) If on-site dispensing of fuel is provided, the design, location and operation of these facilities shall be compatible with the design, location and operation of the convenience store. **Complies. The minimum separation between the convenience store and the pumps is more than 60 feet. Furthermore, the new design provides for no more than two pumps in any aisle whereas the existing configuration has four pumps in each aisle.***

*(4) The maximum height of a canopy shall be seventeen (17) feet, measured from grade to the highest point on the canopy. Canopies that have a pitched roof shall be a maximum height of twenty-four (24) feet measured from grade to the highest point on the canopy. Canopies shall be architecturally compatible with the convenience store building and all other accessory structures on the site through the use of the same or complementary materials, architectural style and colors. The material used on the underside of the canopy shall not be highly reflective. Setbacks for the canopy shall be measured from the outside edge of the canopy. **Please see submitted elevations demonstrating complementary materials, architectural style and colors.***

*(5) Adequate stacking space shall be provided on-site without using any portion of the adjacent street or alley for stacking. Stacking shall not occur in required setbacks. **Complies. Utilizing the increased lot area, the redevelopment design increases the number of vehicle aisles from the four existing aisles to 14 aisles under the proposed redevelopment. Furthermore, by placing only two pumps in any one aisle, the design of the redeveloped pump area eliminates the existing condition whereby with four pumps in each aisle automobiles at the center two pumps could get "trapped" between other cars, thereby adding to delays, increased lines and increased air pollution from idling cars.***

*(6) Dispensing pumps and adjacent parking, fueling or service areas shall not be located within the property setbacks. **Complies. No pump is located closer than 60 feet to a property line and most are located more than 65 feet from a property line. The minimum setback for lot lines facing a street is 25 feet.***

*(7) If the convenience store, gas station or auto repair use is immediately adjacent to residential zoned property or existing residential uses on at least two (2) sides, the hours of operation shall be limited to between 6:00 a.m. and 11:00 p.m. daily. **Not Applicable. Only one side of the site is adjacent to a residential district or use.***

C. Minor Subdivision

The requirement for a minor subdivision review is more technical than substantive in this particular case. The proposed development would simply merge two existing, already improved commercial lots into a single commercial lot that would be redeveloped to modernize one of the existing uses, a convenience store with gas sales.

All requirements, including plat requirements, will be complied with.

VI. CONCLUSION

The proposed redevelopment of a site located both within one of the City of Greeley's designated major growth areas and adjacent to two of the City's designated major streets is consistent with the City of Greeley's Comprehensive Planning criteria as articulated in its adopted goals and objectives.

The proposed modern and enlarged convenience store with gas pumps has been designed to fully comply with all land use regulations, including the requirements of the C-H Zone and the Use by Special Review's performance standards.

The proposed redevelopment is located in an area where all necessary infrastructure is already in place and no new capital improvement investments by the City will be needed.

Lastly, this redevelopment will result in a modern, attractive convenience store with gas pumps that will be better able to service the needs of the city's growing population, whether they be local residents, members of the workforce or the traveling public.

APPENDIX A

Rezoning Criteria

§18.30.050(c)(3): The Community Development Director shall use the following review criteria to evaluate the zoning amendment application:

a. Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area? ***The area has changed to the extent that with the passing of time the existing convenience store is out of date and in need of replacement and expansion to remain competitive. In order to achieve this goal, two lots that are currently in different districts need to be merged. It would not make sense to try to develop a single use and all its improvements while complying with two zoning districts standards. Additionally, the expanded facility will include more pump areas and improved access/egress that will better address the increase in development and traffic that this area has experienced.***

b. Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends? ***No, this is an infill redevelopment of an existing use.***

c. Are there clerical or technical errors to correct? ***No.***

d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property? ***No.***

e. Is the proposed rezoning necessary in order to provide land for a community-related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted? ***No***

f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)? ***No adverse impacts are anticipated as this is simply a redevelopment and expansion of an existing use with improved access and egress.***

g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements? ***Yes, as detailed in the Comprehensive Planning Overview section of this report, the proposed rezoning, minor subdivision and use by special review will redevelopment that is consistent with, and promotes, many of the City's comprehensive planning, policies, goals and objectives.***

h.

What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property? ***None that we are aware of.***

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 13, T.5N., R.66W. OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1



A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 13, T.5N., R.66W. OF THE 8TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, T.5N., R.68W. OF THE 6TH P.M.;
THENCE N00°15'00"W ALONG THE WEST LINE OF SW 1/4 OF SAID SECTION 11, A DISTANCE OF 409.39 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF 28TH STREET (FRONTAGE ROAD) EXTENDED AND THE POINT OF BEGINNING;
THENCE N82°22'30"W ALONG SAID NORTHERLY R.O.W. LINE EXTENDED, A DISTANCE OF 17.18 FEET;
THENCE N00°15'00"W PARALLEL TO AND 17.00 FEET WEST OF SAID WEST LINE OF THE SW 1/4 OF SECTION 11, A DISTANCE OF 257.61 FEET;
THENCE S89°43'50"E A DISTANCE OF 17.00 FEET TO A POINT ON SAID WEST LINE;
THENCE S89°43'50"E ALONG A PORTION OF THE SOUTHERLY LINES OF LOTS 20 THROUGH 22, BLOCK 4, WEST 1/4 THIRD FILING, WELD COUNTY RECORDS, A DISTANCE OF 249.22 FEET TO THE NORTHWEST CORNER OF LOT 1, BREEZE THRU MINOR SUBDIVISION, WELD COUNTY RECORDS;
THENCE S00°15'00"E ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 230.85 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF 28TH STREET (FRONTAGE ROAD);
THENCE N82°22'30"W ALONG SAID NORTHERLY R.O.W. LINE, A DISTANCE OF 242.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (70,534 SQUARE FEET) 1.6192 ACRES, MORE OR LESS

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARING N00°15'00"W BOUNDED BY THE MONUMENTS SHOWN HEREON.
2. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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GREENWOOD VILLAGE, COLORADO 80111

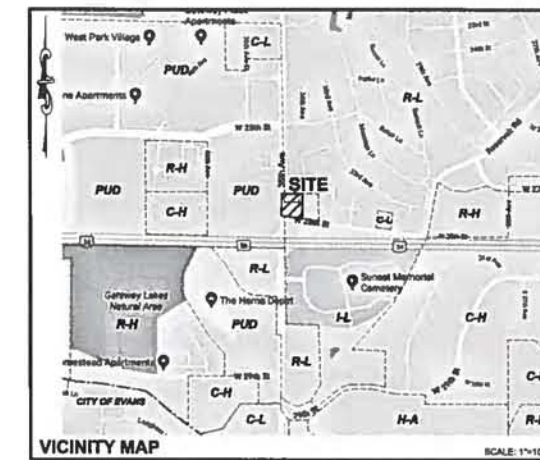
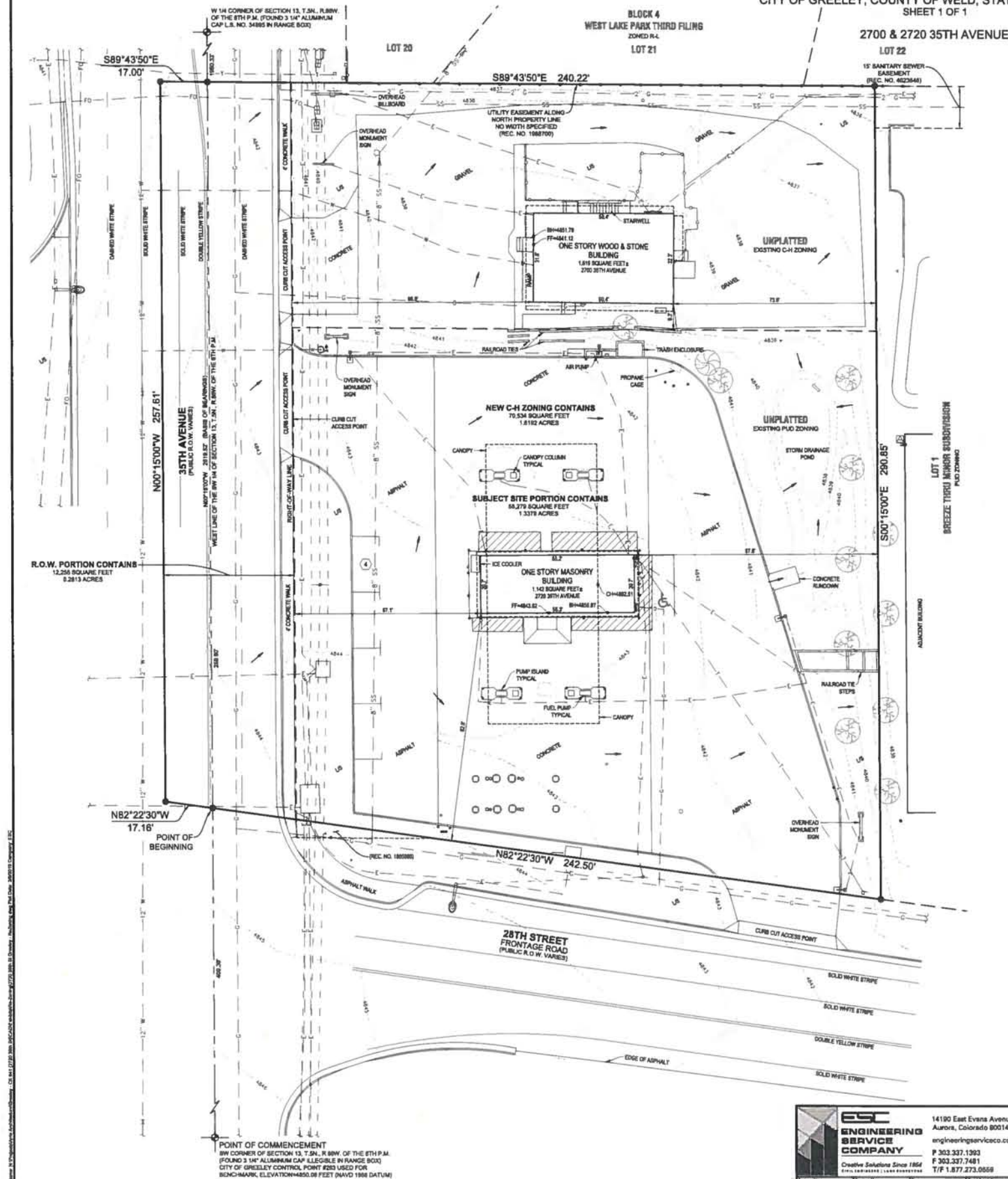
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ENGINEERING SERVICE COMPANY
ATTN: CHARLES N. BECKSTROM, PLS
14100 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393

 ESC ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1954</i> 20711 FOREST LANE SUITE 200 BAYVIEW, MI 48064-1500 Tel: 313.337.1393 Fax: 313.337.7481 T/F 1.877.273.0668	14190 East Evans Avenue Aurora, Colorado 80014 engineering@esc-co.com P 303.337.1393 F 303.337.7481 T/F 1.877.273.0668		Resident Office: 03/09/2011										
	<table border="1"> <thead> <tr> <th>Survey No.</th> <th>Project No.</th> <th>Date</th> <th>Plant Spec. Iss. No.</th> <th>Sheet No.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Survey No.	Project No.	Date	Plant Spec. Iss. No.	Sheet No.							
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SITE ANALYSIS MAP

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 13, T.5N., R.66W. OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1



LEGEND

- | | |
|-----------|---------------------------|
| — — — — — | NEW ZONING BOUNDARY LINE |
| - - - - - | ADJACENT LOT/PARCEL LINES |
| — — — — — | SECTION LINE |
| - - - - - | EASEMENT LINE |
| R.O.W. | RIGHT-OF-WAY |
| L.S. NO. | LAND SURVEYOR NUMBER |
| BK. PG. | BOOK AND PAGE |
| REC. NO. | RECEPTION NUMBER |
| ⊙ | SECTION CORNER |
| | |
| — CTV — | CABLE TELEVISION LINE |
| — E — | ELECTRICAL LINE |
| — FO — | FIBER-OPTIC LINE |
| — G — | GAS LINE |
| — SS — | SANITARY SEWER LINE |
| — STS — | STORM SEWER LINE |
| — T — | TELEPHONE LINE |
| — W — | WATER LINE |
| — — — — — | OVERHEAD UTILITY LINE |
| — — — — — | CONTOUR LINE |
| — — — — — | FENCE LINE |
| — — — — — | RAILROAD |
| ○ | ACCESS PLATE |
| ⊞ | A/C UNIT |
| * | BOLLARD |
| * | CLEAROUT |
| □ | COMMUNICATIONS PEDESTAL |
| ⊞ | COMMUNICATIONS VAULT |
| ⊞ | ELECTRICAL BOX |
| ⊞ | ELECTRICAL METER |
| ⊞ | ELECTRIC VAULT |
| ⊞ | FIRE HYDRANT |
| ⊞ | GAS METER |
| ⊞ | GAS VALVE |
| ⊞ | IRRIGATION VALVE |
| ⊞ | LIGHT POLE (DIRECTIONAL) |
| ⊞ | MANHOLE |
| ⊞ | NUMBER OF PARKING STALLS |
| * | SIGN |
| ⊞ | STREET LIGHT |
| * | UTILITY MARKER |
| ⊞ | UTILITY POLE |
| ⊞ | WATER METER |
| ⊞ | WATER VALVE |
| ⊞ | DECIDUOUS TREE |
| ⊞ | EVERGREEN TREE |

NEW C-H ZONING LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 13, T.5N., R.65W. OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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POINT ON THE NORTHERLY R.O.W. LINE OF 28TH STREET (FRONTAGE ROAD) EXTENDED AND THE POINT OF
BEGINNING;
THENCE N82°22'30"W ALONG SAID NORTHERLY R.O.W. LINE EXTENDED, A DISTANCE OF 17.16 FEET;
THENCE N00°15'00"W PARALLEL TO AND 17.00 FEET WEST OF SAID WEST LINE OF THE SW 1/4 OF SECTION 11, A
DISTANCE OF 257.81 FEET;
THENCE S89°43'50"E A DISTANCE OF 17.00 FEET TO A POINT ON SAID WEST LINE;
THENCE S89°43'50"E ALONG A PORTION OF THE SOUTHERLY LINES OF LOTS 20 THROUGH 22, BLOCK 4, WEST
LAKE PARK TRAIL FILING, WELD COUNTY RECORDS, A DISTANCE OF 240.22 FEET TO THE NORTHWEST CORNER
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NORTHERLY R.O.W. LINE OF 28TH STREET (FRONTAGE ROAD);
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GENERAL NOTES:

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3. BENCHMARK: CITY OF GREELEY CONTROL NETWORK MONUMENT #233 - 3.25" DIAMETER ALUMINUM CAP IN MONUMENT BOX AT THE INTERSECTION OF HIGHWAY 34 AND 35TH AVENUE IN GREELEY, CO. BENCHMARK IS THE SW CORNER OF SECTION 13, T.5N., R.56W. OF THE 6TH P.M. ELEVATION = 4850.08 FEET (NAVD 1988 DATUM).

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APPLICANT:

CIRCLE K
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OWNER:

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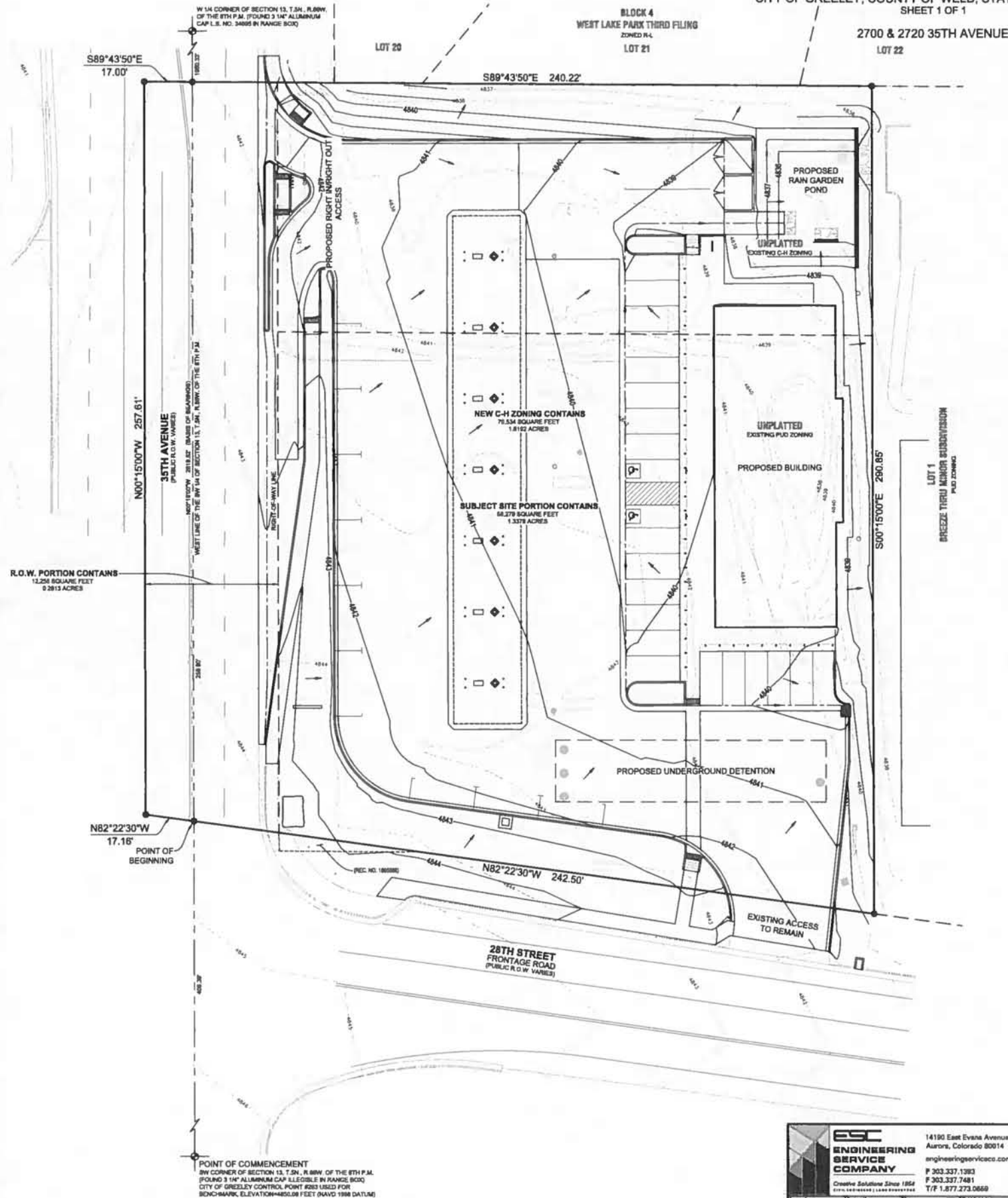
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 ES&C ENGINEERING SERVICE COMPANY <i>Creative Solutions Since 1864</i> (310) 499-8845 • LAUREL@ES&C.COM	14190 East Evans Avenue Aurora, Colorado 80014 engineering@es&c.com P 303.337.1993 F 303.337.7481 T/F 1.877.273.0668		Revision Dates: 03/08/2011
	Survey No.: Project No.: Date: 12/04/2011 Sheet No.: 273 of 273	Sheet No.: 05 of 05	

ZONING SUITABILITY MAP

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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
/ SHEET 1 OF 1



LEGEND

- | | |
|----------|---------------------------|
| _____ | NEW ZONING BOUNDARY LINE |
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| ⊙ | SECTION CORNER |
| ----- | (E) CONTOUR LINE |
| ----- | (M) CONTOUR LINE |

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14190 EAST EVANS AVENUE
AURORA, COLORADO 80014
PHONE: (303) 337-1393

LAND USES

C-H (Commercial High Intensity)

Permitted Uses = Use is permitted by right in the zoning district

PERMITTED USES		
<u>Residential</u> ⇒ Farming <u>Institutional</u> ⇒ Cemeteries, Columbarium ⇒ Churches ⇒ Emergency Shelters, Missions ⇒ Hospitals ⇒ Libraries, Museums, Public or Quasi-public ⇒ Intermediate and Long-Term Care, Assisted Living Units ⇒ Police/Fire Stations, Ambulance Dispatch and Storage ⇒ Schools - Adult (Business, Trade) <u>Commercial</u> <u>Animal Uses</u> ⇒ Kennels (Could also be a DR) ⇒ Pet Stores ⇒ Veterinary Clinic (No outdoor runs) ⇒ Art, Dance, Photo Studios, Galleries <u>Auto Uses</u> ⇒ Auto Rental (Maximum 10 Cars or Vans) ⇒ Car & Truck Wash (over 3 bays USR) ⇒ Towing Services ⇒ Banks, Savings & Loans, Financial Institutions, ATM's, Drive-up Windows - "DR" Required for Drive-up Windows ⇒ Bars, Taverns, Nightclubs, Lounges ⇒ Bingo Halls & Parlors ⇒ Brew Pubs ⇒ Builders/Contractors Supply Offices & Yards - Max. 25% of GFA for Indoor Assembly	<u>Commercial Cont.</u> ⇒ Cleaning & Janitorial Services ⇒ Dry Cleaning (no cleaning on-site) ⇒ Emission Testing Centers ⇒ Exterminating Shops <u>Golf Uses</u> ⇒ Golf Courses, Country Clubs, Driving Ranges w/o Lighting ⇒ Golf Courses, Driving Ranges w/ Lighting ⇒ Miniature Golf ⇒ Laundromats <u>Lodging</u> ⇒ Hotels, Motels ⇒ Medical/Dental Offices & Clinics, Massage Therapists, Medical Supply Sales & Rental ⇒ Mortuaries, Funeral Homes ⇒ Nurseries, Greenhouses, Garden Shops ⇒ Offices ⇒ Parking Lots & Structures ⇒ Pawn Shops ⇒ Personal Service Shops (Beauty, Barber, Tanning & Nail Salons, Shoe Repair) ⇒ Printing, Copying Shops, Mail Centers ⇒ Radio/TV Stations <u>Recreation Uses</u> ⇒ Community Recreation Buildings ⇒ Indoor/Outdoor Extensive (Skating Rinks, Bowling Alleys, Video Arcades, Riding Clubs, Tennis Courts, etc.) ⇒ Outdoor Intensive (Go Cart Tracks, Bumper Cars, etc.) ⇒ Membership Clubs, Health Clubs, Martial Arts Studios	<u>Commercial Cont.</u> ⇒ Open Space ⇒ Park (pocket) ⇒ Park (neigh) ⇒ Park (comm/reg) ⇒ Rental Service (Equipment, Small Tools, Supplies, Appliances, Home Furnishings) ⇒ Repair Shops <u>Restaurants</u> ⇒ Cafes & Other Eating Establishments (Including Outdoor Seating/Eating Areas) <u>Retail Sales</u> ⇒ Under 3,000 sq ft, GFA 1 or combo. of Stores ⇒ 3,000 – 20,000 sq ft GFA 1 or Combination of Stores <u>Theaters</u> ⇒ Indoor, Movie ⇒ Train, Shuttle, Bus Depots ⇒ Upholstery Shops <u>Industrial</u> ⇒ Newspaper & Publishing Plants, Binderries ⇒ Research & Testing Labs <u>Telecommunication Uses</u> ⇒ Utility Service Facilities less than 300 sq ft no office or storage space <u>Wireless Uses</u> ⇒ Co-location (on existing tower)**

** As long as tower or building height is not increased

LAND USES

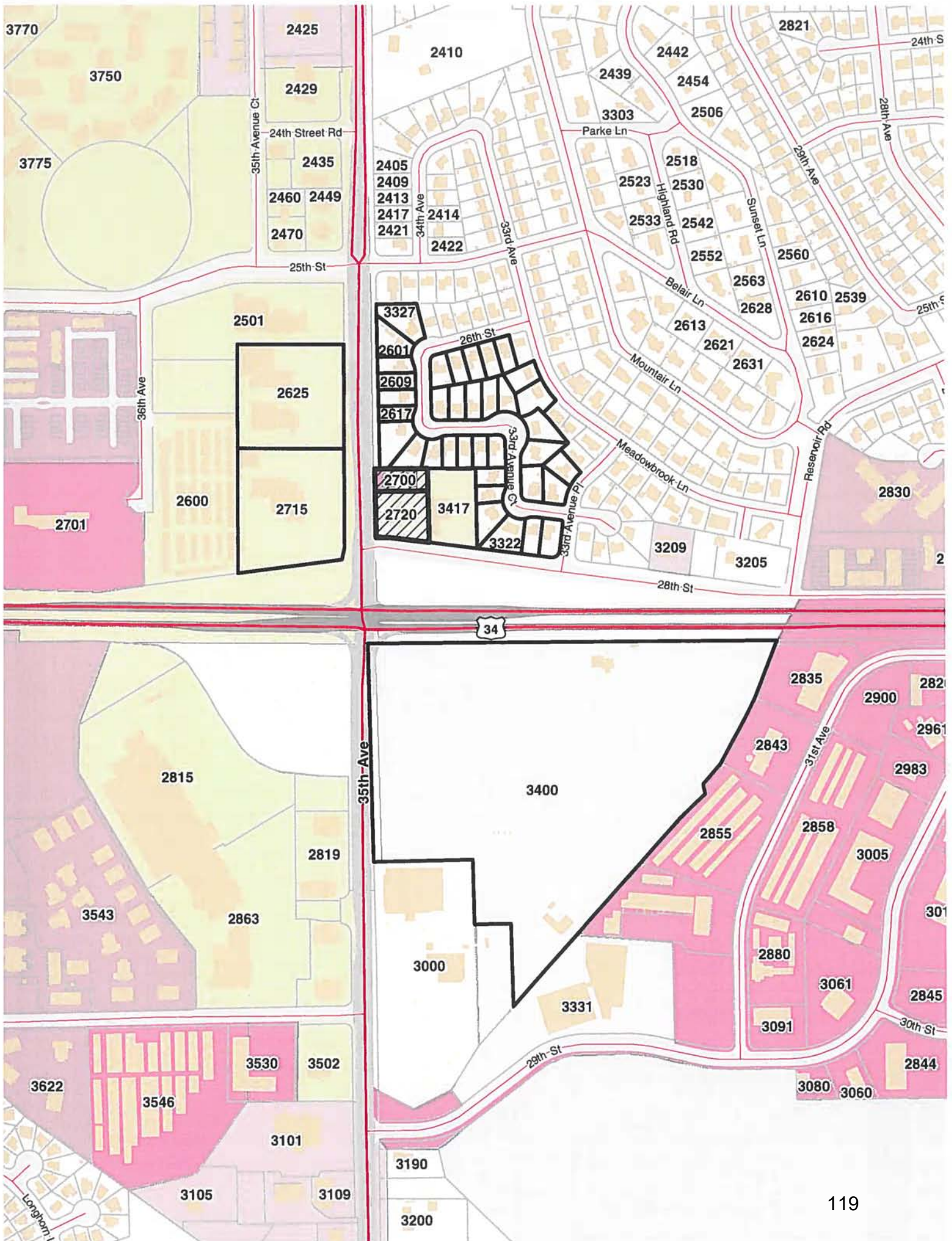
C-H (Commercial High Intensity)

Design Review = Use is permitted in the zoning district but is subject to review by City staff

Use by Special Review = All aspects of the proposed land use must be approved by the Planning Commission

DESIGN REVIEW	USE BY SPECIAL REVIEW
<u>Residential</u> ⇒ Mixed-use (must include residential) ⇒ Secondary Dwellings <u>Institutional</u> ⇒ Child Care/Day-Care Centers/Preschools <u>Commercial</u> ⇒ Entertainment Establishment <u>Auto Uses</u> ⇒ Auto Repair, Sales (Over 1 acre in size whether on individual sites or several such uses combined would be USR) ⇒ Banks, Savings & Loans, Financial Institutions, ATM's, Drive-up Windows - "D" required for Drive-up Windows ⇒ Convenience Stores with Gas Sales ⇒ Gas Stations (sites over 1 acre in size USR) ⇒ Gas Stations with Repair, Lube & Tire Shops - including underground fuel storage (sites over 1 acre in size USR) <u>Lodging</u> ⇒ Bed and Breakfast <u>Restaurants</u> ⇒ Drive-in or Drive-thru Facilities (including outdoor seating areas) ⇒ Drive-up window <u>Retail Sales</u> ⇒ Large Retail (over 20,000 sq ft) <u>Industrial</u> <u>Recycling Centers</u> ⇒ Small Collection ⇒ Large Collection & Processing Facility <u>Telecommunication Uses</u> ⇒ Satellite Earth Station Antennas (over 3' in diameter) ⇒ Utility, Communication Towers/Cabinets less than building height permitted by zone <u>Warehousing</u> ⇒ Self Serve Storage Units – (site over 5 acre in size is a USR) <u>Wireless Uses</u> ⇒ Stealth Design** ⇒ Roof-top mounted**	<u>Residential</u> ⇒ Single-family Dwellings ⇒ Two-family Dwellings ⇒ Multi-family Dwellings ⇒ Townhouse Dwellings ⇒ Boarding & Rooming Houses, Dormitories, Fraternities, Sororities, Group Quarters, SRO's ⇒ Group Homes (8 or less residents) <u>Institutional</u> ⇒ Group Homes (more than 8 residents) ⇒ Schools ⇒ Universities/Colleges <u>Commercial</u> <u>Animal Uses</u> ⇒ Veterinary Clinic (outdoor runs) <u>Auto Uses</u> ⇒ Auto Repair, Sales (over 1 acre in size whether on individual sites or several such uses combined) ⇒ Builders/Contractors Supply Office & Yards - Maximum 25% of site for outdoor storage ⇒ RV and Travel Trailer Parks <u>Retail Sales</u> ⇒ Large Retail (over 100,000 sq. ft. GFA) <u>Theaters</u> ⇒ Drive-in ⇒ Outdoor - Auditoriums, Sports Arenas, Stadiums ⇒ Theme or Amusement Parks, Zoos, Aquariums <u>Warehousing</u> ⇒ Self Serve Storage Units (sites over ½ acre in size) <u>Industrial</u> ⇒ Oil & Gas Operations <u>Telecommunication Services</u> ⇒ Utility, Communication Towers/Cabinets over building height permitted by zone ⇒ Utility Service Facilities - more than 300 sq ft, no office or storage space ⇒ Utility Lines - Over 33 KVA, Overhead <u>Wireless Uses</u> ⇒ Free-standing(non-stealth)**

** As long as tower or building height is not increased





2700 AND 2720 35TH AVENUE REZONE

City Council

May 21, 2019

Zoning & Vicinity Map

Site:

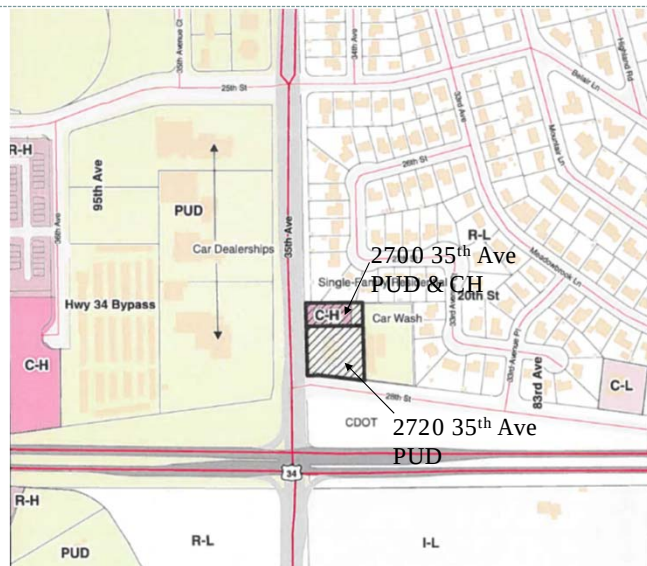
- o 2700 and 2720 35th Avenue – East of 35th Avenue and North of 28th Street
- o 1.62 Acres (Includes a portion of 35th Avenue)
- o Existing Zoning is PUD and C-H
- o Proposed Zoning is C-H
- o Convenience Store with Gas Sales and Former Veterinary Clinic

Surrounding Zoning:

- o North- R-L
- o South- R-L
- o East- PUD
- o West- PUD

Surrounding Land Uses:

- o North- Single-Family Dwellings
- o South- 28th Street and Highway 34 Bypass
- o East- Car Wash
- o West- 35th Avenue and Auto Sales



2700 and 2720 35th Avenue Rezone

Background

History:

- o Annexed in 1972
- o 2700 35th Avenue – Established in 1973 and is currently partially zoned C-H and PUD. Currently vacant.
- o 2720 35th Avenue – Zoned PUD in 1981 with a small convenience store.

Request:

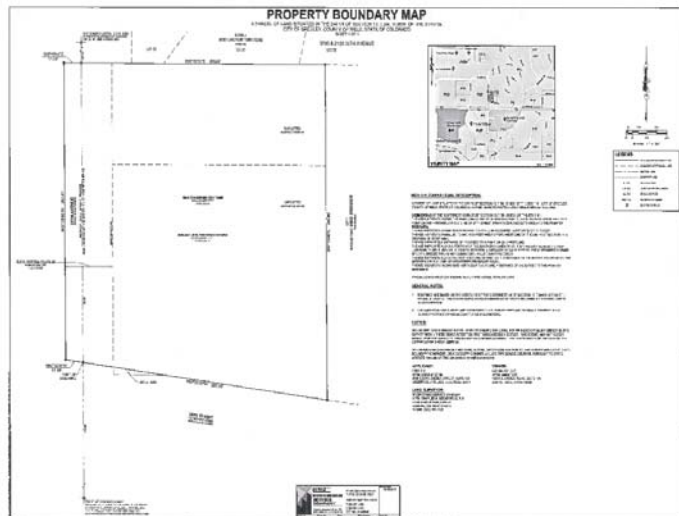
- o Rezone the property from PUD to C-H:
 - o Combine two parcels into one through the minor subdivision process. Reviewed administratively.
 - o 4,800-Square-Foot convenience store, with seven gas pumps and a canopy over the pumps. Reviewed and approved administratively.



2700 and 2720 35th Avenue Rezone

Boundary Map

- o Rezone 1.62 Acres from PUD to C-H.
- o This does include a portion on 35th Avenue right-of-way

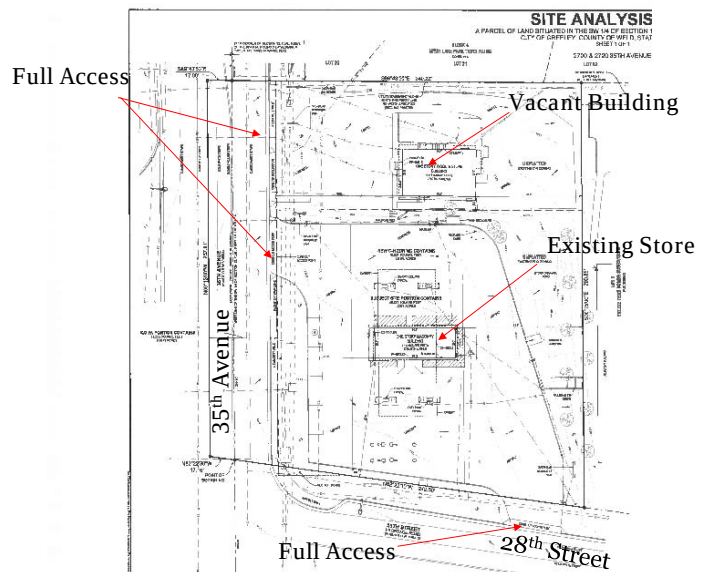


2700 and 2720 35th Rezone

Site Analysis Map

Existing Conditions:

- o 2700 35th Avenue – 1,600-Square-Foot Vacant Building. Formerly a veterinary clinic.
- o 2720 35th Avenue – Existing 1,142-Square-Foot convenience store with gas services.
- o Three full vehicular access points.

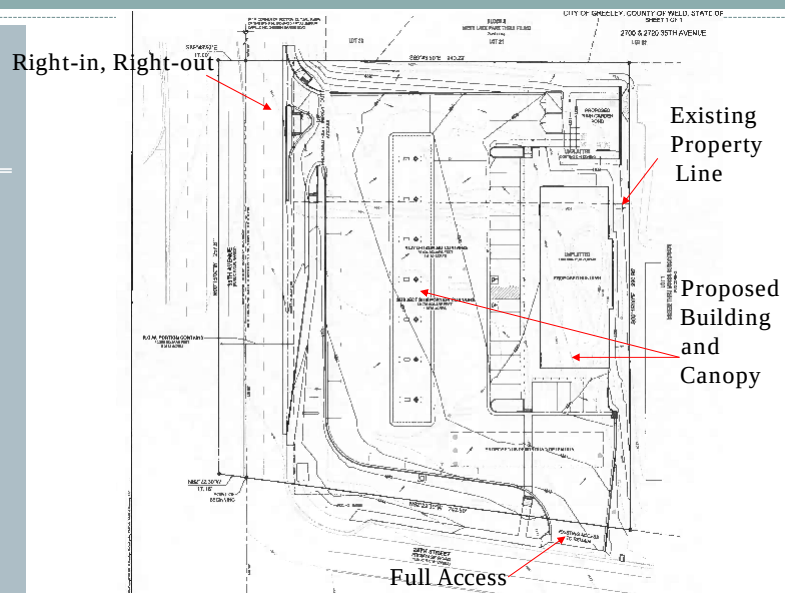


2700 and 2720 35th Rezone

Zoning Suitability Map

Proposed Plan:

- o Site Plan and Minor Subdivision Plan are being reviewed concurrently with the rezone request. Reviewed and approved administratively.
- o Combine two lots into one.
- o Remove existing store and build a 4,800-Square-Foot store with a gas canopy and seven pumps.
- o Right-in, Right-out on 35th Avenue.
- o Full access at this time on 28th Street.



2700 and 2720 35th Rezone

Approval Criteria



Rezone Criteria

Eight Criteria used to evaluate rezone request:

Has the area changed to such a degree that it is in the public interest to rezone to encourage development/Redevelopment?

- o Subject site was annexed in 1972 and development occurred in 1973 and 1981.
- o Residential uses to the north were built out in the mid to late 1970's.
- o Car dealerships developed in the early 1990's.
- o Car wash redeveloped in 2014.
- o Rezoning the site would allow for the site to redevelop to a more modern store.
- o Current zoning limits redevelopment options.
- o The PUD Zone functions as a C-H zone already.

Has the existing zoning been in place for at least 15 years without substantial development and does the zoning appear to be obsolete?

- o 2700 35th Avenue zoning has been in place for 47 years.
- o 2720 35th Avenue zoning has been in place for 38 years.
- o Not necessarily obsolete. The rezoning would allow for better redevelopment options.
- o Rezone would allow a more modern store.
- o A trend of other stations in Greeley going to this model (Lager Store).

2700 and 2720 35th Avenue Rezone

Approval Criteria



Rezone Criteria

Are there clerical errors to correct?

- o No clerical or technical errors to correct.

Are there detrimental environmental impacts, such as flood plains, inadequate drainage, unstable soils that may affect development?

- o There are no detrimental impacts.

Is the rezone necessary to provide land for a community related use?

- o Not necessary in order to provide land for a community related use.

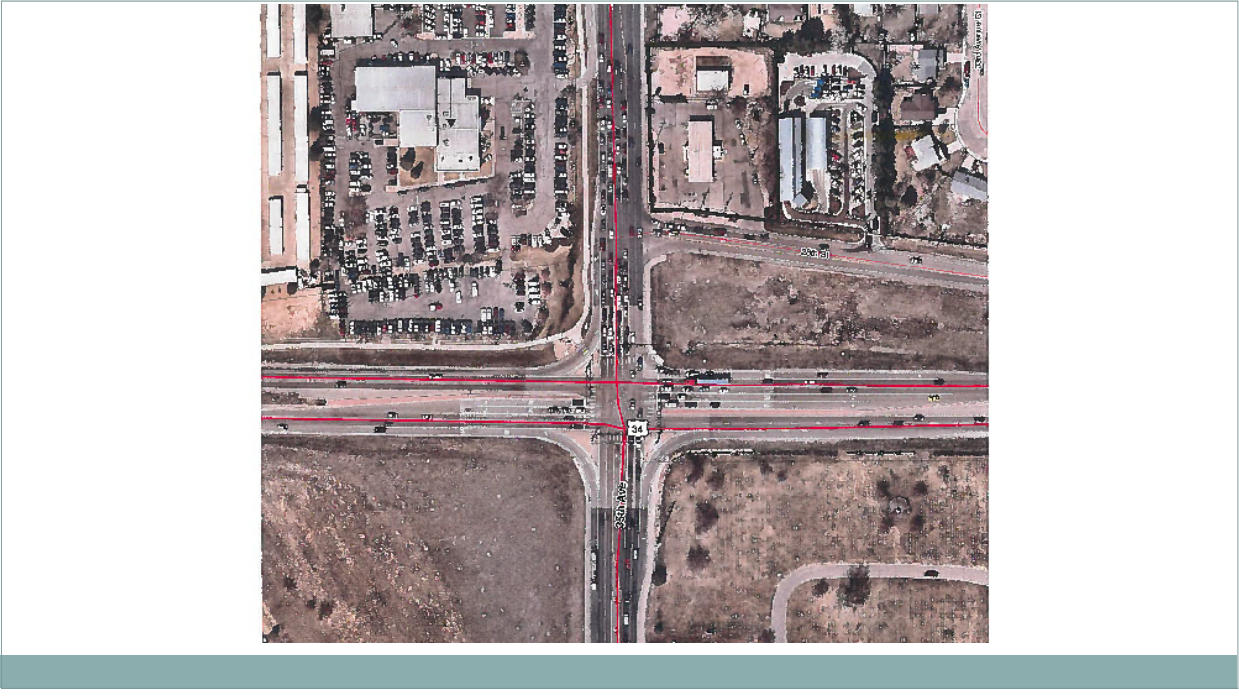
2700 and 2720 35th Avenue Rezone

What is the potential impact on the immediate neighborhood and the City as a whole?

- o Noise is regulated by the Municipal Code.
- o Visual impacts would be reviewed for compliance at the site plan review stage.
- o Landscaping would be installed to mitigate any visual impacts.
- o Water and sewer services are already existing on the subject site.
- o Drainage would be controlled on-site and released in a controlled fashion. Underground system and pond proposed.
- o Police and Fire already provide service to this area.
- o Traffic - Three full access movements changed to right-in/out and one full access point.

Is the rezone consistent with the Comprehensive Plan?

- o Policies ED-2.4 (Retain Business) and GC-2.5 (Provide basic commercial goods and services)



Approval Criteria



Rezone Criteria

Yes	What is the impact on the <u>zoning suitability plan</u> ?
	- o No approved Zoning Suitability Plan for subject site - o Zoning Suitability Map provided demonstrated the property can be developed in accordance with the Development Code

2700 and 2720 35th Avenue Rezone

Notification

- o Notice letters mailed to property owners within 500 feet.
- o Signs posted on the property.
- o Received two phone calls from adjacent neighbors prior to Planning Commission for general inquiry.

Recommendation

- o Approval
 - o Planning Commission April 23
 - o 2 motions required to approve

2700 and 2720 35th Avenue Rezone

Council Agenda Summary

May 21, 2019

Agenda Item Number 19

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading of an ordinance to consider a change of zone from PUD (Planned Unit Development) to PUD (Planned Unit Development) to allow for the additional uses within the Promontory PUD, Area B only, of churches, schools and recreational areas, for approximately 55.44 acres of property located south of Highway 34 Business (10th Street), west of Promontory Parkway, east of Promontory Circle and north of 16th Street, and public hearing and final reading of an Ordinance changing the official zoning map to reflect the same

Summary:

The applicants are requesting to rezone approximately 55.44 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development), known as the Promontory Preliminary PUD, Area B, 1st Amendment. As proposed, the applicants are requesting to add churches, schools and recreational areas uses. The existing PUD allows for the following uses: banks, savings and loans, financial intuitions, ATM windows, medical and dental offices and clinics, massage therapists, medical supply sales and rental, office and corporation headquarters, parking lots and structures, and restaurants, delis, and cafés, if contained within a primary use building.

The subject site is located South of Highway 34 Business (10th Street), west of Promontory Parkway, east of Promontory Circle and north of 16th Street.

The Planning Commission considered this request on April 23, 2019 and recommended approval by a vote of 5-0. This ordinance was introduced at the May 7, 2019 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process at 2nd Reading, which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

Two motions are required:

- A) A motion that, based on the application received and accompanying analysis, the proposed amendment to the Promontory Preliminary PUD, Area B, meets the applicable Development Code criteria, Sections 18.30.050(c)(3) a, b, f, g and h, and Section 18.32.040(b) 1 and 2, and is therefore approved.
- B) A motion to adopt the map change and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes-Draft (April 23, 2019)

Planning Commission Summary (Staff Report) (April 23, 2019)

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2019

CASE NO. ZON2019-0002

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR THE ADDITIONAL USES WITHIN THE PROMONTORY PUD, AREA B ONLY, OF CHURCHES, SCHOOLS AND RECREATIONAL AREAS, FOR APPROXIMATELY 55.44 ACRES OF PROPERTY LOCATED SOUTH OF HIGHWAY 34 BUSINESS (10TH STREET), WEST OF PROMONTORY PARKWAY, EAST OF PROMONTORY CIRCLE AND NORTH OF 16TH STREET

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The following described property located in the City of Greeley is hereby changed from the zoning district referred to as PUD (Planned Unit Development) to PUD (Planned Unit Development), in the City of Greeley, County of Weld, State of Colorado:

See attached legal description

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF _____, 2019.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

Legal Description

GR PROM PT L2 PROMONTORY LYING IN SEC 12 BEG ON W LN SEC 12 AT POINT ON S R/W LN HWY 34 BUS RTE S50' M/L TO POB TH S62D50'E 140' S17D12'E 286.28' TH ALG CURVE TO L (R=1140) CHORD=S18D53'E 51.91' TH ALG CURVE TO L (R=116) CHORD=S09D43'E 193.55' TH ALG CURVE TO R (R=1140) CHORD=S03D05'W 315.35' TH N81D58'W 235' N00D25'W 860.19' TO POB. Approx. 3.960 acres

GR PROM L2 PROMONTORY EXC NE POR LYING IN SEC 12 BEG ON W LN SEC 12 AT POINT ON S R/W LN HWY 34 BUS RTE S50' M/L TO POB TH S62D50'E 140' S17D12'E 286.28' TH ALG CURVE TO L (R=1140) CHORD=S18D53'E 51.91' TH ALG CURVE TO L (R=116) CHORD=S09D43'E 193.55' TH ALG CURVE TO R (R=1140) CHORD=S03D05'W 315.35' TH N81D58'W 235' N00D25'W 860.19' TO POB. Approx. 41.520 acres

GR PROM PT L3 PROMONTORY LYING IN SEC 12 BEG ON W LN SEC 12 S00D25'E 910.19' M/L FROM S R/W LN HWY 34 BUS RTE TH S81D58'E 235' TO E LN SD L2 TH ALG CURVE TO R (R=1140) CHORD=S13D04'W 80.74' S15D05'W 819.31' N00D04'W 902.47' TO POB. Approx. 2.430 acres

GR PROM L3 PROMONTORY EXC E POR LYING IN SEC 12 BEG ON W LN SEC 12 S00D25'E 910.19' M/L FROM S LN HWY 34 BUS RTE TH S81D58'E 235' TO E LN SD L2 TH ALG CURVE TO R (R=1140) CHORD=S13D04'W 80.74' S15D05'W 819.31' N00D04'W 902.47' TO POB. Approx. 7.530 Acres



PLANNING COMMISSION

Proceedings

April 23, 2019

**City Center South
Council Chambers Room
1001 11th Avenue
1:15 p.m.**

I. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m. Commissioners Schulte, Andersen, Modlin and Rarick were present. (Commissioner Briscoe was absent and one vacancy exists.)

II. Approval of minutes for meeting held on March 26, 2019

Commissioner Andersen moved to table the approval of minutes of the meeting held on March 26, 2019 to better reflect the specific comments and concerns of the issues. Commissioner Rarick seconded the motion. The motion carried 5-0. (Commissioner Briscoe was absent and one vacancy exists.)

III. A public hearing to consider a use by special review for 32 horizontal oil and gas wells with associated equipment on one centralized pad site and one production facility on a 41.55 acre site zoned H-A (Holding Agriculture) located south of US Highway 34, east of 83rd Avenue and north of 28th Street, with 10.93 acres proposed for drilling and extraction purposes

Project Name: SRC Ridge 33-17 Use by Special Review
Case No.: USR2018-0015
Applicant: Corey Sheahen, on behalf of SRC Energy Inc.
Location: South of US Highway 34, east of 83rd Avenue, north of 28th Street
Presenter: Marian Duran, Planner II

Commissioner Yeater recused himself from this matter.

Commissioner Rarick volunteered to serve as Chair. The applicant was advised that a full vote of the four commissioners present would be required to pass the vote. The applicant accepted the conditions.

IV. A public hearing to consider a preliminary plan amendment on 55.440 acres of property within the Promontory PUD, Area B, located south of Highway 34 Business, west of Promontory Parkway, east of Promontory Circle, and north of 16th Street, for the purpose of adding churches, schools, and recreational area uses

Project Name: Promontory Preliminary PUD, Area B, 1st Amendment
Case No.: PUD 2019-0002
Applicant: Sam Coutts, on behalf of Promontory Investors LLC, and State Farm Mutual Automobile Insurance Company
Location: South of Highway 34 Business, west of Promontory Parkway, east of Promontory Circle, north of 16th Street
Presenter: Mike Garrott, Planning Manager

Mr. Garrott addressed the commission and requested to present both projects as one presentation with two separate motions.

V. A public hearing to consider a rezone from PUD (Planned Unit Development) to PUD (Planned Unit Development), with specific uses, on 55.440 acres of property located south of Highway 34 Business, west of Promontory Parkway, east of Promontory Circle, and north of 16th Street

Project Name: Promontory Preliminary PUD, Area B, Rezone
Case No.: ZON2019-0001
Applicant: Sam Coutts, on behalf of Promontory Investors LLC, and State Farm Mutual Automobile Insurance Company
Location: South of Highway 34 Business, west of Promontory Parkway, east of Promontory Circle, north of 16th Street
Presenter: Mike Garrott, Planning Manager

Mr. Garrott addressed the Commission and stated this would amend a portion of the Promontory PUD. He clarified that this project was also known as the Tri-Pointe PUD. He stated the location of the project and presented an overview of the area. Mr. Garrott presented aerial and vicinity maps showing the area. Mr. Garrott gave background history of the development. He shared history about what the area was originally envisioned for land use purposes and clarified that mixed uses were allowed. Mr. Garrott stated that the development proposal complies with the criteria found in Section 18.30.050(c) (3) of the Development Code. There is no approved Zoning Suitability Plan for this property. The provided Zoning Suitability Map showed that this property could be developed in accordance with the Development Code. Mr. Garrott stated that staff is unaware of any potential hazards that presently exist on the site. He clarified that there are no environmental impacts. He stated the site could be accessed from Promontory Circle, 16th Street and Promontory Parkway. Mr. Garrott added that a church, school and park use should not negatively impact the area. Notices were mailed out to surrounding property owners and Mr. Garrott clarified some of the concerns about the use of the area from the public in neighboring residents. One phone call was received about this proposal. Staff recommended approval.

Mr. Mueller addressed the Commission by adding that this proposal was in conjunction with Christ Community Church and may cause a conflict of interest for the commissioner.

Commissioner Andersen had a question about precluding a church being due the tax impacts in the metropolitan district. Mr. Garrott stated he was unsure, and commented on the 1999 vision that was intended. Commissioner Modlin asked for clarification about buffer in the area being used as separation from the neighboring areas. Mr. Garrott stated the buffer would separate the areas and help with the flow of traffic. Commissioner Yeater asked about any legal issues between the metro districts and a change in the taxable rate in that area. Mr. Garrott stated that the owners would be the only ones to object and he is not aware of any issues at this point.

Russell Lee on behalf of Ripley Design addressed the Commission with history about development in this area. He stated that the project would increase the community use and bring in Imagine Greeley policies rather than commercial only development. He shares that the community would enjoy the use of the area and generate activity and passion for this part of town.

Patrick Groom attorney for the applicant addressed the Commission and shared background about the two parcels and how they both are striving for new and useful development in the area. He stated that it would have no impact from the metro districts. He stated that further development will be encouraged. The metro district is not affected from this amendment proposal.

Commissioner Schulte addressed the applicant with questions about schools and asked what his thoughts were about any technical or clerical errors that may have crept in to this process. Mr. Groom addressed the Commission with the question of what uses should be approved at this time not what uses were approved twenty years ago. Commissioner Schulte asked if the church is intending to develop a parochial school. Mr. Groom stated that there are not any plans for a parochial school. He clarified that the intent of the church is to locate a central campus that will attract parishioners from surrounding areas and to broaden their footprint. Commissioner Modlin questioned when the project would begin. Mr. Groom stated it would begin after approval and the land was purchased, and had no exact date that construction would begin.

Commissioner Yeater opened the public hearing at 2:10 p.m. There being no comment, the public hearing closed at 2:10 p.m.

Mr. Garrott addressed the Commission and entered the recommended motion for project name Promontory Preliminary PUD, Area B, 1st Amendment case number PUD2019-0002 into the record. Mr. Garrott also clarified that being a PUD it could possibly be submitted in the future as a Final PUD/site plan, which would also require Planning Commission approval.

Commissioner Andersen moved based on the application received and the Project Summary and accompanying analysis, the Planning Commission find that the proposed amendment to the Promontory Preliminary PUD, Area B meets the applicable Development Code criteria, Sections 18.30.050(c) (3) a. b. f. g. and h. and Section 18.32.040(b) 1 and 2; and therefore, recommends approval of the rezone to the City Council.

Commissioner Rarick addressed the Commission about Tri-Point and added that the intent for this area was intended for the mixed used development and is in favor of the proposal

Commissioner Modlin seconded the motion. The motion carried 5-0. (Commissioner Briscoe was absent and one vacancy exists.)

Commissioners Andersen moved based on the application received and the Project Summary and accompanying analysis, the Planning Commission find that the proposed amendment to the Promontory Preliminary PUD, Area B meets the applicable Development Code criteria, Sections 18.32.040(b) 1 and 2; and therefore, recommends approval of the Preliminary PUD to the City Council.

Commissioner Rarick seconded the motion. The motion carried 5-0. (Commissioner Briscoe was absent and one vacancy exists.)

VI. A public hearing to consider rezone of 1.62 acres of property located at 2700 and 2720 35th Avenue from PUD (Planned Unit Development) to C-H (Commercial High Intensity) zoning for the purpose of redeveloping two parcels of land into a convenience store with gas sales.

Project Name: 2700 and 2720 35th Avenue Rezone
Case No.: ZON2018-0018
Applicant: Corey Stinar, on behalf of Circle K Stores
Location: 2700 and 2720 35th Avenue
Presenter: Darrell Gesick, Planner III

Mr. Gesick addressed the Commission and entered the staff report into the record. He stated the location of the rezone request and surrounding land uses with some site characteristics. He continued with a project overview and background of the property. Mr. Gesick presented a Zoning Suitability Map. He stated that the purpose of redevelopment was for a convenience store with gas sales. The rezone would be from PUD (Planned Unit Development) to C-H (Commercial High Intensity). Mr. Gesick pointed out that the existing PUD already functions as a C-H zone and stated the impact would be minor. Mr. Gesick clarified that no noise impacts are anticipated with the rezone request. Any potential noise created would be regulated by the municipal code. Mr. Gesick stated that public notices were mailed to surrounding property owners, and two phone calls were received with questions about the proposal. Neither caller objected to the proposal. Mr. Gesick stated that traffic is one of the main concerns from the public.

PLANNING COMMISSION SUMMARY

ITEM: Amendment to the Promontory Preliminary PUD, Area B

FILE NUMBER: ZON2019-002 & PUD2019-0002

PROJECT: Promontory Preliminary PUD, Area B, 1st Amendment

LOCATION: South of Highway 34 Business (10th Street), west of Promontory Parkway, east of Promontory Circle and north of 16th Street

APPLICANT: Sam Coutts on behalf of Promontory Investors, LLC, and State Farm Mutual Automobile Insurance CO

CASE PLANNER: Mike Garrott AICP, Planning Manager

PLANNING COMMISSION HEARING DATE: April 23, 2019

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 18.30.050(c)(3) and 18.32.040 (b)(1-2).

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Sam Coutts on behalf of Promontory Investors, LLC, and State Farm Mutual Automobile Insurance CO, for a Preliminary PUD amendment. The applicants propose to add churches, schools and recreational areas uses within the Promontory PUD, Area B only. The properties consists of approximately 55.440 acres. (*See Attachment A – Vicinity Map*)

A. REQUEST

The applicant is requesting approval of the PUD Amendment. (*See Attachment A – Vicinity Map and Attachment B – Promontory PUD, Area B, 1st Amendment Zoning Map*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: R-L (Residential Low Density) & PUD (Planned Unit Development)

South: PUD (Planned Unit Development)

East: PUD (Planned Unit Development)

West: PUD (Planned Unit Development)

Surrounding Land Uses:

North: Vacant

South: Parkland (Promontory Park)

East: Vacant (Future Phase III, Promontory Residential)

West: Commercial (State Farm Regional Campus and CDOT Regional Headquarters)

Site Characteristics:

The site is currently undeveloped with no natural unique or special topography, vegetation, wildlife or other factors, which could influence development options. Perimeter landscaping has been install at the all roadway intersections that surround the properties. Detached sidewalks exists along all internal roadways, but do not currently exists along Hwy 34 Business. The properties slope from the southwest to the northeast. Drainage is conveyed to an existing 24” storm water line (southwest corner of US Hwy 34 Business and Promontory Parkway, which directs storm drainage to an existing detention pond located across Promontory Parkway and US Hwy 34 Business.

D. BACKGROUND

The parcels were annexed into the City in 1985 as part of the Golden Triangle Second Annexation (File No. 2:85), which consisted an area of approximately 1,701 acres. The intent of the concept PUD was to allow for mix-use development, including open space, residential, commercial, industrial, and recreational uses. The conceptual PUD plan shows light industrial development, business office, park, and commercial uses on the southern portion of the PUD area that transitioned to various densities of residential and recreational/open space uses to the north.

In 1997, the City Council approved an amendment, which broke the Golden Triangle Concept PUD from one PUD into six PUDs (File No. PUD 11:97). The amendment was intended to streamline the PUD approval process. Under the 1976 Development Code, PUD actions required all land owners to sign off on development plans. As the largest PUD in the City at the time, 1,701 acres, this requirement was found to be cumbersome. The concept PUD was split into six smaller PUDs and assigned each a set of allowed uses based on the concept PUD plan. The subject site is located in the Golden Triangle Concept PUD #1. In accordance with the Golden Triangle Concept PUD, PUD #1 allowed industrial uses only.

On December 1, 1998, the City Council approved an amendment to the Golden Triangle PUD, which rezoned the subject properties from PUD (Golden Triangle) to PUD (Tri-Pointe), [File No. PUD 8:98]. The Tri-Pointe PUD encompassed the area of 668.72 acres. The conceptual plan as

approved, allowed for a mixture of land uses, varying from residential, institutional, corporation headquarters, general commercial, and a requirement for the dedication of parks, schools, fire station location. From the minutes of the hearing, the applicant (Craig Harrison), agreed to provide “a 10 acre-park, a 1 ½ acre fire station site to the City of Greeley and a 10-acre site for an elementary school to the Windsor School District”. “The park and school sites will adjoin each other, the land that is dedicated would not include any water rights or on-site infrastructure”.

The permitted uses within the Tri-Pointe PUD (aka Promontory PUD), Area B (lots 2 and 3) allows for the following uses: Banks, savings and loans, financial intuitions, ATM’s windows, medical and dental offices and clinics, massage therapists, medical supply sales and rental, office and corporation headquarters, parking lots and structures, restaurant, deli, café, if contained within a primary use building.

On March 16, 1999, the City Council approved an amendment to the Tri-Pointe PUD (File No. PUD 3:99), the PUD was amended and the name of the PUD was formally changed to Promontory. This amendment also capped the amount of retail to 84.54 acres, increase the residential acreage cap from 200 acres to 250 acres (a minimum of 900 dwelling units), increased the height allowance for office/business uses from 40 feet to 70 feet and 60 feet for industrial uses, and requirement of the developer to dedicate a 10 acre park, a minimum of 1.5 acres for a fire station location

On December 21, 1999, the City Council approved modifications to the hearing held on March 16, 1999. At this hearing, the Council approved the allowance for detached sidewalks, site and building design standards, lighting standards, parking in non-residential areas can exceed 125 percent of the required parking, adding a requirement for bicycle parking, off-street parking regulations and landscaping to comply with the City’s Development code, and modified the requirement of signatures to submit PUD for approvals. Under the revision, each land owner would be able to sign a letter of waiver, “forfeiting their rights, which would allow future PUD’s be signed only by those pre-approving the PUD when they buy land. This proposal would be in lieu of application for final PUD approvals being submitted by the property owner, metro district, and 75 percent of all property owners owning 75 percent of the land within that tract or sub-tract”. So, the final provisions added, allows individual property owners within the individual tracks or areas to be the applicant and does not require the metropolitan district signature, providing the district does not own land within the track or area.

In 1999, the City of Greeley approved two metropolitan districts that serve the Promontory development, which are known as Tri-Pointe Commercial District and Tri-Pointe Residential District (MD 1:99). Lot 2 was exempted from either metropolitan district, Lot 3 is included within the Tri-Pointe Commercial District.

On October 4, 2000, the Final Plat was approved for the Promontory Subdivision (PUD 10:99), which created ten super pad lots and numerous tracks. The subject lots were platted as lots 2 and 3.

Since the platting in 2000, the subjects parcels have remained vacant and undevelopment.

E. APPROVAL CRITERIA

Development Code Section 18.30.050 Rezoning Procedures

For the purpose of establishing and maintaining sound, stable and desirable development within the City, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Section [of the Code]. This policy is based on the opinion of the City Council that the City's zoning map is a result of a detailed and comprehensive appraisal of the City's present and future needs regarding land use allocation and other zoning considerations, and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in a particular area of the City in general.

The review criteria found in Section 18.30.050(c)(3) of the Development Code shall be used to evaluate the zoning amendment application.

- a) Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?**

Staff Comment: Since the zoning in 1998, two major headquarters have been constructed and over 300 single family lots have been development within the Promontory development. The subject properties have remained undeveloped for over 20 years, without any land use approvals or requests. The applicant has stated that the limitation of land use options has impacted the developability of the lots. As such, the applicant has a potential user (church), which would like to construct a new facility to serve the western portions of the City and the meet the needs of their growing church. Without the rezone, church uses would not be permitted within the subject area. Offering additional uses within the subject parcel may spur new development within the subject parcels, but also could be a catalyst for additional commercial/retail business near or within the Promontory area.

The proposal complies with this criterion.

- b) Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: The subject site has been zoned Planned Unit Development (PUD) for over nearly 20 years, without any development within the sites. The zoning designation does not appear to be obsolete, however, adding additional uses to the sites could make the properties more marketable.

The proposal complies with this criterion.

c) Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable to this request.

d) Are there detrimental environmental impacts, such as flood plains, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?

Staff Comment: The site does not contain any known detrimental environmental conditions.

This criterion is not applicable to this request.

e) Is the proposed rezoning necessary in order to provide land for a community related use, which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?

Staff Comment: The rezone request is not necessary to provide land for community related uses.

This criterion is not applicable to this request.

f) What is the potential impact of the proposed rezoning upon the immediate neighborhood and the city as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, and pedestrian systems and parks and recreational facilities)?

Staff Comment: It is not anticipated that the proposed zoning would create significant impacts on the property or adjacent land uses.

Any potential noise created by future development will be regulated by the Municipal Code. The appropriate buffering would be required to be provided, which lessens any potential visual impacts. City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire are already serving this area since it is within the City of Greeley.

The proposal complies with this criterion.

- g) **Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City’s Comprehensive Plan and comply with the applicable zoning overlay requirements?**

There are no zoning overlay requirements for the subject property. The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request:

Education, Health, and Human Services:

- ***EH-2.4 Land Use*** – *Promote land use decisions that support walkability and improve access to basic needs, such as neighborhood markets or grocery stores, parks and natural areas, as well as medical and personal services. Support access to goods and services that support health and wellness in all neighborhoods.*
- ***EH-4.2 School Siting*** – *Collaborate with the school districts in developing long-range school siting plans. Encourage new schools on sites that are:*
 - *Located near the population they are intended to serve;*
 - *Co-locate with or near existing facilities and amenities that provide opportunities for shared use and capital improvements, such as City parks;*
 - *Separated from potential land use hazards or nuisances;*
 - *Served by transportation options (e.g. roadways, transit, bike path and sidewalks) that provide safe access to and from school; and*
 - *Sites so as to minimize impacts on the surrounding neighborhood or area and existing transportation network.*

Growth & City Form:

- ***GC-2.5 Neighborhood Centers*** – *Promote neighborhood centers—small scale retail areas providing basic commercial goods and services—to locate within a walkable distance of residences, usually a quarter mile or less.*

Staff Comment: The Imagine Greeley Comprehensive Plan strongly supports compact, pedestrian scaled commercial development that is close to residential neighborhoods. The subject site is located within such a development, and therefore has the potential to contribute to wider option of goods and services (church, schools and parks) available within a walking or biking distance of many residents.

The proposal complies with this criterion.

h) What is the potential impact of the proposed rezoning upon an approved Zoning Suitability Plan for the property?

Staff Summary: There is no approved Zoning Suitability Plan for this property. The provided Zoning Suitability Map shows that the property can be development in accordance with the Development Code.

The proposal complies with this criterion.

Standards for PUD establishment: In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 18.30.050 applicable to the rezoning of land:

1. Area Requirements

The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community.

Staff Comment: The site contains 55.440 acres; Section 18.32.040(b)(1) of the Greeley Development Code limits consideration for PUD establishment to a minimum of two (2) acres in size.

The proposal complies with this criterion.

2. Is the proposed Preliminary/Concept PUD Consistent with the Land Use Chapter of the Comprehensive Plan

A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use, its relationship to adjacent areas, and the City as a whole before it may be zoned as a PUD.

The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request.

Education, Health, and Human Services:

- ***EH-2.4 Land Use*** – *Promote land use decisions that support walkability and improve access to basic needs, such as neighborhood markets or grocery stores, parks and natural areas, as well as medical and personal services. Support access to goods and services that support health and wellness in all neighborhoods.*

Growth & City Form:

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The proposal complies with this criterion.

PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject sites are part of the Promontory Subdivision (lots 2 and 3), which was platted in 2000 (Rec No. 2798115).

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The site is not located in an area of ecological significance.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

There are no concerns with drainage and/or erosion on the subject site.

6. TRANSPORTATION

The subject sites can be obtain accessed from Promontory Circle, 16th Street and Promontory Parkway. Adding church, school and park uses should not negatively impact the area. The City will review any proposed uses, as it relates to transportation at the tie of site development.

F. SERVICES

1. WATER

Water services are available in the area and can adequately serve the subject site.

2. SANITARY SEWER

Sanitation services are available in close proximity to all of the parcels within the subject site and can adequately serve the area.

3. EMERGENCY SERVICES

The subject site is within the City of Greeley's Fire Protection area, the closest fire station is Station #7, which is located approximately 3.35 miles to the west (10th Street and 69th Avenue). The City of Greeley is anticipating construction of a new fire station, within the Promontory development. The new fire station is tentatively scheduled to be completed in either the late summer or early fall of 2020.

4. PARK/OPEN SPACES

No parks or regional open space areas are proposed with this rezone. Any future development projects will be required to evaluate the need to provide a park or regional open space.

5. SCHOOLS

No schools are proposed or located within the subject area. The properties are within the Windsor-Severance School District. The schools that currently (or will) serve the area are: Skyview Elementary, Severance Middle School and Severance High School (Fall of 2019).

6. METROPOLITAN DISTRICT

As mentioned previously within this report. The Tri-Pointe Commercial Metropolitan District serves lot 3 of the Promontory Subdivision, but does not serve lot 2 (from financial purposes). Typically, non-profit user do not pay property taxes, which could have a financial impact on the Metropolitan District.

G. NEIGHBORHOOD IMPACTS

1. VISUAL

There are no proposed site changes corresponding to the PUD amendment at this time.

2. NOISE

There are no proposed site changes corresponding to the PUD amendment at this time.

H. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to surrounding property owners on April 5, 2019, per Development Code requirements. Additionally, three public notice signs were posted on the subject site on April 11, 2019.

I. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

J. PLANNING COMMISSION RECOMMENDED MOTION

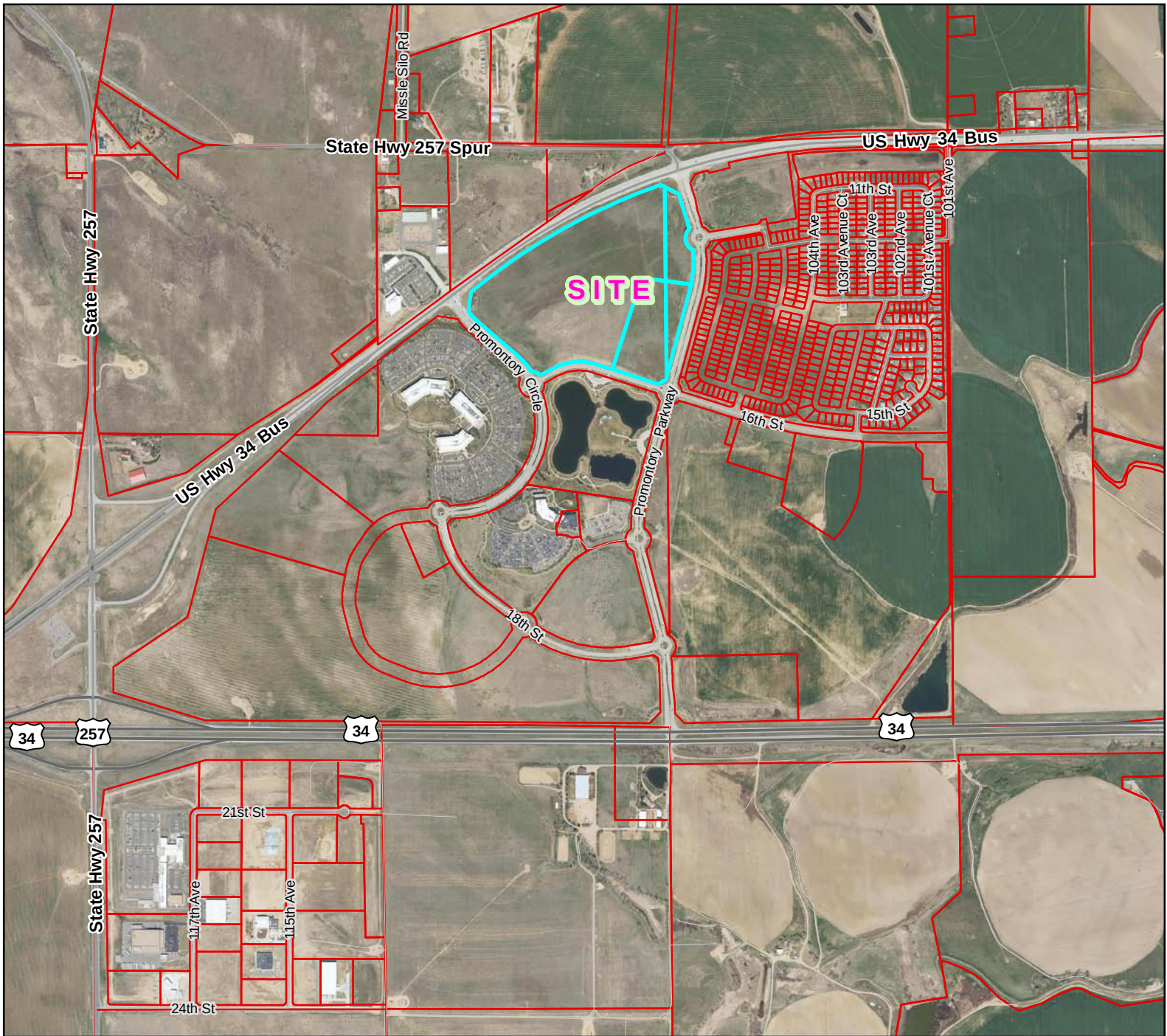
Based on the application received and the Project Summary and accompanying analysis, the Planning Commission find that the proposed amendment to the Promontory Preliminary PUD, Area B meets the applicable Development Code criteria, Sections 18.30.050(c)(3) a. b. f. g. and h. and Section 18.32.040(b) 1 and 2; and therefore, recommends approval of the rezone to the City Council.

K. ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Narrative

Attachment C – Promontory PUD, Area B, 1st Amendment Zoning Map



Notes:

All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2014. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAAS). The information contained within this document is not intended to be used for the preparation of construction documents.

Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited.

Promontory Preliminary PUD, Area B, 1st Amendment

Legend

 Property Lines



0 250 500 1,000
Feet



Created: April 4, 2019
By: garrett CD

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land planning ■ landscape architecture ■ urban design ■ entitlement

Promontory PUD, Area B, 1st Amendment

Project Narrative

This application is to request an amendment to the allowed uses in area B of the Tri-Pointe Mixed Use Development Conceptual Master Plan. The master plan currently allows a variety of office uses and restaurants within areas A and B. The applicant is requesting to add churches, schools and recreational areas as allowed uses in area B only.

The Tri-Pointe Mixed Use Development Conceptual Master Plan established the initial concept for the Promontory PUD development. The goal and intent for Promontory is to develop a showpiece mixed use project that creates a quality live/work environment which welcomes new business and new opportunities. The Promontory Design, Development and Construction Criteria Manual outlines that marketing will dictate ultimate build-out of the area and encourages a wide range of employment opportunities, services, housing, entertainment and recreation.

Churches and schools serve communities as more than just places of worship and education. They are also public spaces that provide a variety of goods and services. Many offer daycare, counseling, active recreation and employment opportunities. Some even offer art galleries, music venues and coffee shops. Schools and churches have the potential to be showpiece mixed use projects within themselves and will only further the goals of Promontory.

Recreational areas are also key to mixed use projects in order to provide residents and employees places to stay healthy mentally and physically. Promontory clearly recognizes recreational space's symbiotic relationship with development. A large public park is located at the center of the development and parcels D, J, K, L and M already allow recreational uses. By allowing recreational uses in parcel B, Promontory would have the option to create a loop of recreation around the entire development, which would could be anchored by the public park in the center.

Thinking outside of the box for over two decades.

419 Canyon Ave. Suite 200 ■ Fort Collins, CO 80521 ■ tel. 970.224.5828 ■ fax 970.224.1662
www.ripleydesigninc.com

The Promontory DDCC Manual also outlines general architectural guidelines to ensure the Promontory creates a vibrant built environment. Architecturally, church design is continually evolving and no longer has to fit the traditional archetype of an ornate building with steeples. More often, churches are looking to attract younger generations by providing modern architecture to make the church more approachable. Schools have also stepped up their game architecturally. School design has equally embraced the power of connecting to nature by providing windows in as many classrooms as possible. This ends up creating facades that mimic office buildings and medical suites, which are currently allowed uses in the area. Schools also generally have flat roofs with some architectural embellishments, as many commercial buildings do. It is entirely possible to design a church or school that is compatible with Promontory's commercial vernacular while still creating a usable and marketable space.

The addition of churches, schools and recreational areas in area B of the Tri-Pointe Mixed Use Development Conceptual Master Plan promotes the goals of the Promontory PUD, fits the intent of the land use, and helps open the door to new opportunities to enhance the character of this ambitious development.

TRI-POINTE

Mixed Use Development
Conceptual Master Plan

Amendment to the Tri-Pointe Planned Unit Development
Submitted for Westfield Development Company

Zoning Notes

The Project shall be viewed as a single unit.
A waiver for the entire site shall be granted to allow development outside the Mid-Range Expected Service Area expressly contingent upon the issuance of a permit to a major employer for the construction of a minimum facility of 150,000 square feet intended to house at least 300 employees at the site, 500 at full build-out.
No residential or commercial construction shall be allowed until issuance of a building permit for the minimum size 150,000 square foot facility by a major employer.
No fewer than 900 residential units shall be constructed at ultimate build-out.
Any land dedication does not include any water rights.
Should the fire district not require the prescribed land at time of dedication, requirement to dedicate will be waived.
Height Limits: (a) Office uses: 70' excluding enclosed mechanical penthouses or screened rooftop appendages.
(b) Retail/Commercial Uses: 40' excluding screened rooftop appendages.

All final PUD approvals shall be granted by City Council unless Council approves a set of design guidelines applicable to the various planning areas or uses. In that event, Planning Commission may approve all PUD's governed by those approved guidelines.
This PUD is valid for a period of three years from the date of its approval. If a major employer does not meet the minimum requirements set forth in this PUD within the three year time frame, the entire PUD must return to City Council for review.

Planned Unit Development Criteria

The Tri-Pointe PUD Amendment of 10/16/98 is an amendment to the land uses and development criteria of the existing Tri-Pointe PUD.
Open space requirements are being met within Areas E and F and within the eventual parcel by parcel site plans.

Mixed Use

Land Uses as identified on this PUD may be combined to the extent identified within the land use mix language of this PUD to encourage a creative mixture of housing, work and shopping opportunities. Quantities and types of specific land uses will be determined at Site Plan of the individual parcels.

PROMONTORY PUD, AREA B, 1ST AMENDMENT

Uses not permitted at Tri-Pointe:
airports, heliports, auto dismantling, junk and salvage yards, bulk storage of flammable liquids and gases for resale, concrete, asphalt batch plants (unless temporary for construction purposes only), farm equipment, implement, diesel and " " sales and " " food processing, foundries, grain and feed elevators and supply, recycling centers, large collection and processing facilities, refuse transfer stations, rendering plants, slaughterhouses, meat processing, packaging, utility, commercial towers and cabinets over building height permitted by zone, transportation facilities, low impact, high impact, truck, trailer and large equipment rental, adult entertainment, kennels, auto dealer sales lots, bingo halls and parlors, livestock auction houses, builders, contractor supply offices and yards (except in the case of a Home Depot or Builder's Square type retail facility), flea markets, manufactured, mobile homes, sales lots, pawn shops, RV and travel trailer parks, stores, theme or amusement parks, zoos, warehousing uses with outdoor storage, mobile home parks, cemeteries, correctional facilities, emergency shelters, and missions.

Land Use Mix

The map indicates conceptual land use areas. As a conceptual map the ultimate physical boundaries of each area could change somewhat. Changes in final configuration will be allowed without a PUD amendment under the following circumstances:

1. The acreage allocated to a given land use category do not materially increase.
2. The basic concepts outlined within the plan do not materially change.
3. Total residential development does not exceed 250 acres.

Entry Features with Project Identification Signage
(Typ. at each of 4 entries)

ALLOWABLE Land Use by Area

- Areas A and B Office**
- Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Medical and dental offices and clinics, massage therapists, medical supply stores and rental
 - Office and corporate headquarters
 - Parking lots and structures
 - Restaurants, deli, cafe, if contained within a primary use building
 - Churches and Schools (Area B only)
 - Recreational areas (Area B only)

- Area C Office/Commercial/Residential**
- Banks, savings and loans, financial institutions, ATM's, drive-up windows and medical and dental offices and clinics, massage therapists, medical supply stores and rental
 - Commercial laundries and dry cleaning plants
 - Crematoriums
 - Manufacturing, fabrication, assembly
 - Newspaper and publishing plants, binderies
 - Office and corporate headquarters
 - Parking lots and structures
 - Recycling centers - small collection
 - Restaurants, deli, cafe, if contained within a primary use building
 - Research and testing labs
 - Retail sales only as an enclosed regional mall containing a minimum of two anchor stores and 400,000 square feet.
 - Retail sales only in conjunction with an enclosed mall
 - Multi-family residential not to exceed 25 acres within Areas C and D combined
 - Telecomm. uses
 - Satellite earth station antennas over 18 inches in diameter
 - Utility, comm. towers and cabinets less than building height permitted by zone
 - Utility, comm. towers and cabinets over building height permitted by zone
 - Transportation facilities
 - Low impact
 - High impact
 - Utility service facilities
 - Less than 300 sq. ft., no office or storage space
 - More than 300 sq. ft., no office or storage space

- Area D Office/Commercial/Residential**
- Animal uses - veterinary clinics (no outdoor runs)
 - Art, dance, photo studios, galleries
 - Auto uses, car wash
 - Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Bars, taverns, nightclubs, lounges
 - Bowling alleys
 - Brew pubs
 - Commercial laundries and dry cleaning plants
 - Convenience stores with or without gas sales
 - Crematoriums
 - Dry cleaning (no cleaning on-site)
 - Farmers markets
 - Gas stations
 - Gas stations with repair, lube and tire shops
 - Golf uses - Golf courses, country clubs, driving ranges, miniature golf
 - Laundromats
 - Lodging - Bed and Breakfast, hotels, motels
 - Manufacturing, fabrication, assembly
 - Medical and dental offices and clinics, massage therapists, medical supply stores and rental
 - Movie theaters, indoor theaters
 - Newspaper and publishing plants, binderies
 - Nurseries, greenhouses, garden shops
 - Offices and corporate headquarters
 - Parking lots and structures
 - Personal service shops (beauty, barber, tanning and nail salons, shoe repair)
 - Pet stores
 - Printing, copying shops, mail centers
 - Radio and TV stations with antennas lower than 30 feet
 - Recreation uses - Community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, etc.), members clubs, health clubs, martial arts studios, open space, park (pocket), park (neighborhood), park (comm/reg)
 - Recycling centers - small collection
 - Restaurants - cafes, and other eating establishments (including outdoor seating/eating areas), drive-in or drive-thru facilities (including outdoor seating/eating areas), drive-up windows
 - Retail sales - under 3,000 square feet, 3,000 to 40,000 square feet, large retail (over 40,000 square feet), including a regional mall
 - Auditoriums, sports arenas, stadiums
 - Research and testing labs
 - Multi-family residential not to exceed 25 acres, within Areas C and D, combined
 - Telecomm. uses
 - Satellite earth station antennas over 18 inches in diameter
 - Utility, comm. towers and cabinets less than building height permitted by zone
 - Utility, comm. towers and cabinets over building height permitted by zone
 - Transportation facilities
 - Low impact
 - High impact
 - Utility service facilities
 - Less than 300 sq. ft., no office or storage space
 - More than 300 sq. ft., no office or storage space

Area E Open Space
This area is intended to be retained as open space to be developed as a park with lake, trails, and improvements associated with same.

Area F Open Space
To be dedicated to City for parks, open space, and the extension of lake within Area E.

- Areas H and N Commercial**
- Animal uses - veterinary clinics (no outdoor runs)
 - Art, dance, photo studios, galleries
 - Auto uses, car wash
 - Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Bars, taverns, nightclubs, lounges
 - Bowling alleys
 - Brew pubs
 - Convenience stores with or without gas sales
 - Dry cleaning (no cleaning on-site)
 - Gas stations
 - Gas stations with repair, lube and tire shops
 - Laundromats
 - Personal service shops (beauty, barber, tanning and nail salons, shoe repair similar)
 - Pet stores
 - Printing, copying shops, mail centers
 - Membership clubs, health clubs, martial arts studios
 - Restaurants - Cafes, and other eating establishments (including outdoor seating areas), drive-up windows
 - Retail sales - Under 3,000 square feet, 3,000 to 40,000 square feet, large retail (over 40,000 square feet)

- Areas J, K, L, and M Residential**
- Single family dwellings
 - Multi-family dwellings
 - Two family dwellings
 - Townhouse dwellings
 - The following uses, not to exceed 15% of the acreage contained within each Planning Area:
 - Banks, savings and loans, financial institutions, ATM's, drive-up windows
 - Medical and dental offices and clinics
 - Hotel, motel
 - Office
 - Recreation uses - Community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, swimming pools, etc.), membership clubs, health clubs, open space, (pocket), park (neighborhood), park (comm/reg)
 - Restaurants
 - Retail sales not to exceed 40,000 square feet

Planning Concepts:

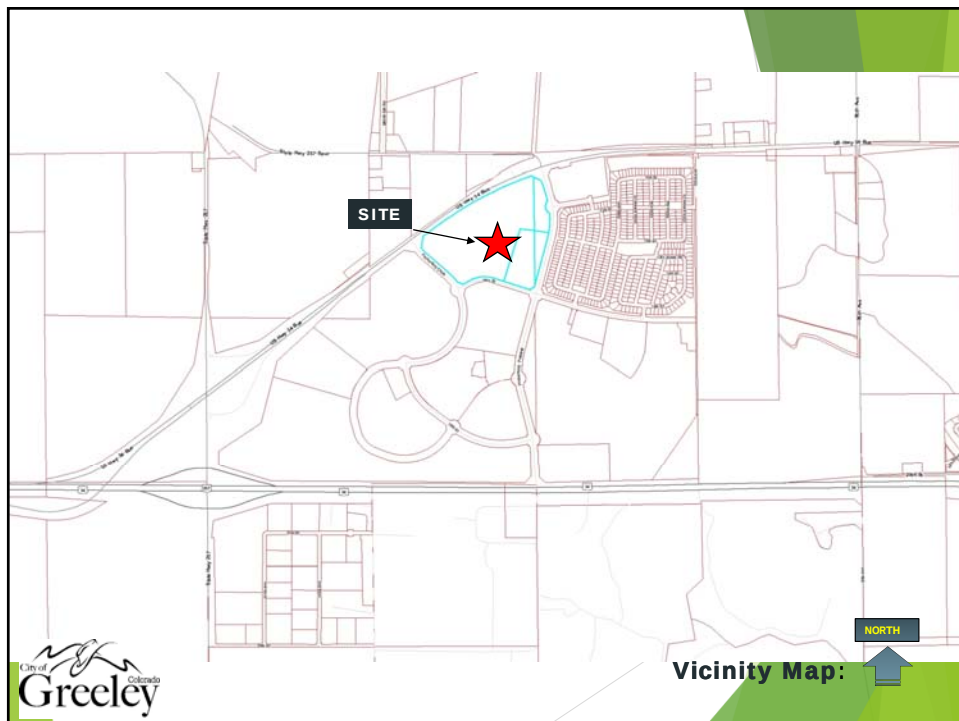
1. Provide a mixed use activity center with a unique identity.
2. Maintain the ability to adjust land uses.

Notes: A minimum 10 acre school site and 1.5 acre Fire Station site will be dedicated to the City out of the residential area. The exact location and



Change of Zone Promontory PUD, Area B

City Council
May 21, 2019









Development Code Criteria: (Section 18.30.050)

Yes	Has the area changed, or is it changing to such a degree it is in the best interest of the public to rezone the subject property to encourage development or redevelopment of the area?
	The subject properties have remained undeveloped for over 20 years, without any land use approvals or requests. The applicant has stated that the limitation of land use options has impacted the developability of the lots.
Yes	Has the existing zoning been in place for at least (15) years without substantial development resulting & does the existing zoning appear to be obsolete, given development trends?
	The subject site has been zoned Planned Unit Development (PUD) for over nearly 20 years, without any development within the sites. The zoning designation does not appear to be obsolete, however, adding additional uses to the sites could make the properties more marketable.
N/A	Are there clerical or technical errors to correct?
	N/A; No known clerical or technical errors exist that need to be corrected;
N/A	Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc.... That may affect future development of this site and which may not have been considered during the original zoning of the property?
	N/A; Criterion does not apply.
N/A	Is the proposed rezoning necessary in order to provide land for a community-related use which was not anticipated at the time of the time of the adoption of the City's CMP, or have the policies of the City changed to the extent that a rezoning is warranted?
	N/A; Criterion does not apply.

Development Code Criteria: (Section 18.30.050)

Yes	What is the potential impact of the rezoning upon the immediate neighborhood and the City as a whole?
	• <i>It is not anticipated that the proposed zoning would create significant impacts on the property or adjacent land uses.</i> • <i>City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire are already serving this area since it is within the City of Greeley.</i>
Yes	Is the proposed rezone consistent with the Imagine Greeley Comprehensive Plan?
	• <i>Complies with policies EH2.4, EH4.2 & GC2.5</i> • <i>The proposed additional uses within the PUD would allow potential use(s) to develop within the area of the PUD, which would provide more options, within walking or biking distances for the residents.</i>
N/A	What is the potential impact on the approved zoning suitability plan?
	<i>N/A; There is no approved zoning suitability plan for these properties</i>

Development Code Criteria: (Section 18.32.040)

Yes	Area Requirements: minimum size of 2 acres
	• <i>The site contains 55,440 acres</i>
Yes	Is the proposed Preliminary PUD Consistent with the Land Use Chapter of the Comprehensive Plan
	• <i>Complies with policies EH2.4, EH4.2 & GC2.5</i> • <i>The proposed additional uses within the PUD would allow potential use(s) to develop within the area of the PUD, which would provide more options, within walking or biking distances for the residents.</i>

RECOMMENDATION

❖ Properly noticed

❖ **APPROVAL**

- Planning Commission, unanimously
- No public input at Planning Commission

❖ 2 motions required



Council Agenda Summary

May 21, 2019

Agenda Item Number 20

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading of an Ordinance correcting the legal description and annexation title contained in Ordinance No. 47, 2017, regarding the annexation of property known as the Signature Bluffs Natural Area Annexation, No. 3, located east of 83rd Avenue and the Poudre River Learning Center, and north of Poudre River Road

Summary:

City Council approved the annexation on October 17, 2017.

Because of a technical error in the legal description submitted, this item must be re-approved by Council on first and second readings. Supporting documentation from the prior hearing is available on request. The proposed replacement Ordinance, with corrected legal description, is attached. This ordinance was introduced at the May 7, 2019 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes Minimal
If yes, what is the initial, or, onetime impact?	Ongoing impacts only
What is the annual impact?	Police, fire & other city services
What fund of the City will provide Funding?	Development impact fees; general budgeted funds (for operations)
What is the source of revenue within the fund?	Varies
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion

- 5) Council decision

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

CITY OF GREELEY,

COLORADO

ORDINANCE NO. _____, 2019

CASE NO. A 11:16

AN ORDINANCE CORRECTING THE LEGAL DESCRIPTION AND ANNEXATION TITLE CONTAINED IN ORDINANCE 47, 2017, REGARDING THE ANNEXATION OF THE PROPERTY KNOWN AS SIGNATURE BLUFFS NATURAL AREA ANNEXATION, NO. 3, LOCATED EAST OF THE 83RD AVENUE AND THE POUDRE RIVER LEARNING CENTER, AND NORTH OF POUDRE RIVER ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The attached legal description replaces the contained in Ordinance 47, 2017.

SEE ATTACHED LEGAL DESCRIPTION

Said parcel contains 3.252 acres, more or less, and is subject to any easements or rights-of-way as granted or reserved by instruments of record, or as now existing on said described parcel of land.

Section 2. The following Title replaces that title contained in Ordinance 47, 2017:

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, CERTAIN UNINCORPORATED TERRITORY LOCATED IN WELD COUNTY, COLORADO, KNOWN AS THE "SIGNATURE BLUFFS NATURAL AREA, NO. 3," LOCATED EAST OF THE 83RD AVENUE AND THE POUDRE RIVER LEARNING CENTER, AND NORTH OF POUDRE RIVER ROAD.

Section 3. Except as amended herein, all provisions of Ordinance No. 47, 2017 remain in full force and effect.

Section 4. The ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF _____, 2019.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

LEGAL DESCRIPTION

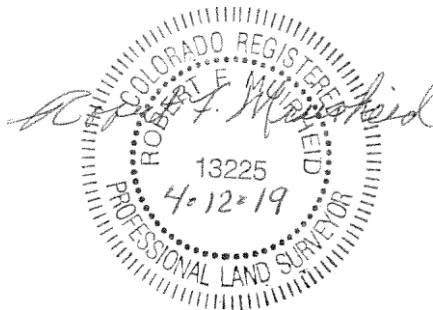
Annexation No. 3

A tract of land located in the Northeast 1/4 of Section 32, Township 6 North, Range 66 West of the 6th P.M. in Weld County, Colorado, more particularly described as follows:

BASIS OF BEARING: The North line of the Southeast 1/4 of Section 32 shown on a Land Survey Plat as recorded in Reception No. 4144591 of the records of Weld County, Colorado, said line being N 89°40'02" E from the Center 1/4 corner of said Section 32 to the East 1/4 corner of said section 32.

Beginning at the East 1/16 corner of C~C of said Section 32 and assuming the North line of the Southeast 1/4 of said Section 32 bears N 89°40'02" E and all other bearings contained herein being relative thereto. Thence along said North line of the Southeast 1/4 of Section 32 N 89°40'02" E, a distance of 241.94' more or less to the centerline of the Cache La Poudre River. Thence along said centerline, the following four (4) courses

N 14°52'56" E, a distance of 152.53'. Thence N 09°29'35" W, a distance of 229.71'. Thence N 33°33'05" W, a distance of 329.26'. Thence N 15°57'08" W, a distance of 182.32' more or less to the East line of the Northeast 1/4 of said Section 32. Thence along said East line S 00°46'25" W, a distance of 825.16' to the POINT OF BEGINNING. Said tract of land containing 141643Sq. Ft, or 3.252 Acres more or less.



Prepared By: _____

Robert F. Muirheid, P.L.S. Colorado

P.L.S. No. 13225

For and on Behalf of the City of Greeley

10019th Ave., Greeley, Colorado 80631

970-350-9799

Council Agenda Summary

May 21, 2019

Agenda Item Number 21

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading of an ordinance correcting the legal description and annexation title contained in Ordinance No. 15, 2017, regarding the annexation of property known as the Cottonwood Bend Natural Area Annexation No. 3, located east of 59th Avenue and north of F Street

Summary:

City Council approved the annexation on April 18, 2017.

Because of a technical error in the legal description submitted, this item must be re-approved by Council, on both first and second readings. Supporting documentation from the prior hearing is available on request. The proposed replacement Ordinance, with corrected legal description, is attached. This ordinance was introduced at the May 7, 2019 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes Minimal
If yes, what is the initial, or, onetime impact?	Ongoing impacts only
What is the annual impact?	Police, fire & other city services
What fund of the City will provide Funding?	Development impact fees; general budgeted funds (for operations)
What is the source of revenue within the fund?	Varies
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2019

CASE NO. A 6:16

AN ORDINANCE CORRECTING THE LEGAL DESCRIPTION AND ANNEXATION TITLE CONTAINED IN ORDINANCE NO. 15, 2017, REGARDING THE ANNEXATION OF PROPERTY KNOWN AS THE COTTONWOOD BEND NATURAL AREA ANNEXATION NO. 3, LOCATED EAST OF 59TH AVENUE AND NORTH OF F STREET

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The attached legal description replaces that contained in Ordinance No. 15, 2017

SEE ATTACHED LEGAL DESCRIPTION

Said parcel contains 82.483 acres, more or less, and is subject to any easements or rights-of-way as granted or reserved by instruments of record, or as now existing on said described parcel of land.

Section 2. The following Title replaces that title contained in Ordinance No. 15, 2017:

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, A PARCEL OF PROPERTY KNOWN AS THE COTTONWOOD BEND NATURAL AREA ANNEXATION NO. 3, LOCATED EAST OF 59TH AVENUE AND NORTH OF F STREET

Section 3. Except as amended herein, all provisions of Ordinance No. 15, 2017 remain in full force and effect.

Section 4. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2019.

ATTEST: THE CITY OF GREELEY

City Clerk

Mayor

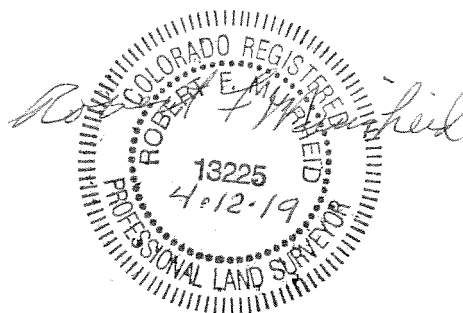
LEGAL DESCRIPTION

Annexation No. 3

A tract of land located in the West 1/2 of the West 1/2 of Section 34, Township 6 North, Range 66 West of the 6th P.M., in Weld County, Colorado, as described in Reception No. 4130031 of the records of said Weld County, more particularly described as follows:

BASIS OF BEARING: The West line of the Southwest 1/4 of said Section 34 is assumed to be N 00°21'26" W, a distance of 1342.77' from the West 1/4 corner of Section 34 and the North 1/16 corner of Sections 34 & 33, as shown on a Land Survey recorded in Reception No. 4141254 of the records of Weld County, Colorado.

Commencing at the North 1/16 corner of said Section 34 & 33; Thence N 89°49'21"E, a distance of 50.00' to the **POINT OF BEGINNING**. Thence continuing N89°49'21"E along the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 1273.90'. Thence S 00°19'57" E, a distance of 3271.87'. Thence N 61°54'30" W, a distance of 475.62'. Thence N 42°31'05" W, a distance of 289.93'. Thence N 69°21'38" W, a distance of 698.42' to a point on the Easterly right-of-way of 59th Avenue. Thence continue along said Easterly right-of-way N 00°30'00" W, a distance of 674.43'. Thence N 14°42'58" E, a distance of 162.77'. Thence N00°23'55"W, a distance of 424.99'. Thence N 61°12'04" E, a distance of 54.70' to a point of curve concave to the Southwest. Thence along the arc of said curve a distance of 41.02' whose radius is 30.00', a delta angle of 78°20'47", a chord bearing of N 22°02'04" E a distance of 37.90' to the PT of said curve. Thence N 17°07'57"W, a distance of 28.45'. Thence N 66°53'43" W, a distance of 58.46'. Thence N44°12'46"E, a distance of 51.97'. Thence N 00°23'30" W, a distance of 392.54'. Thence N 43°18'53" W, a distance of 80.70'. Thence N 00°21'03" W, a distance of 71.43'. Thence N 03°57'13" W, a distance of 477.41'. Thence N 00°21'03" W, a distance of 179.41' to the **POINT OF BEGINNING**. Said tract of land containing 3592967 Sq. Ft, or 82.483 Acres more or less.



Council Agenda Summary

May 21, 2019

Agenda Item Number 22

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading of an Ordinance correcting the legal description and annexation title contained in Ordinance No. 17, 2017, regarding the annexation of property known as the Cottonwood Bend Natural Area Annexation No. 5, located east of 59th Avenue and north of F Street

Summary:

City Council approved the annexation on April 18, 2017.

Because of a technical error in the legal description submitted, this item must be re-approved by Council on first and second readings. Supporting documentation from the prior hearing is available on request. The proposed replacement Ordinance, with corrected legal description, is attached. This ordinance was introduced at the May 7, 2019 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	Yes Minimal
If yes, what is the initial, or, onetime impact?	Ongoing impacts only
What is the annual impact?	Police, fire & other city services
What fund of the City will provide Funding?	Development impact fees; general budgeted funds (for operations)
What is the source of revenue within the fund?	Varies
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None noted.

Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2019

CASE NO. A 8:16

AN ORDINANCE CORRECTING THE LEGAL DESCRIPTION AND ANNEXATION TITLE CONTAINED IN ORDINANCE NO. 17, 2017, REGARDING THE ANNEXATION OF PROPERTY KNOWN AS THE COTTONWOOD BEND NATURAL AREA ANNEXATION NO. 5, LOCATED EAST OF 59TH AVENUE AND NORTH OF F STREET

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The attached legal description replaces that contained in Ordinance No. 17, 2017

SEE ATTACHED LEGAL DESCRIPTION

Said parcel contains 8.261 acres, more or less, and is subject to any easements or rights-of-way as granted or reserved by instruments of record, or as now existing on said described parcel of land.

Section 2. The following Title replaces that title contained in Ordinance No. 17, 2017:

AN ORDINANCE ANNEXING TO THE CITY OF GREELEY, COLORADO, A PARCEL OF PROPERTY KNOWN AS THE COTTONWOOD BEND NATURAL AREA ANNEXATION NO. 5, LOCATED EAST OF 59TH AVENUE AND NORTH OF F STREET

Section 3. Except as amended herein, all provisions of Ordinance No. 17, 2017 remain in full force and effect.

Section 4. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS ____ DAY OF _____, 2019.

ATTEST: THE CITY OF GREELEY

City Clerk

Mayor

LEGAL
DESCRIPTION

ANNEXATION

5

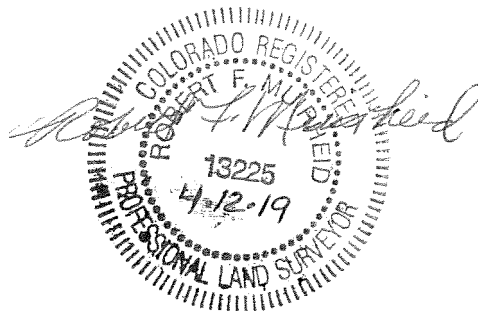
A tract of land located in the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 6 North, Range 66 West of the 6th P.M., in Weld County, Colorado, more particularly described as follows:

BASIS OF BEARING: N 00°00'03" E of the West line of a tract of land located in the Southeast 1/4 of the Southwest 1/4 of said Section 34, as recorded in Reception No. 4154253 of the records of Weld County, Colorado.

Beginning at a point on the West line of the Southeast 1/4 of the Southwest 1/4 of said Section 34, from whence the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 34 bears

S 00°00'03" W, a distance of 551.97', said point furthermore being a point on the North right-of-Way line of F Street. Thence N 00°00'03" E, a distance of 471.03' to a point on the apparent centerline of the Cache La Poudre River. Thence along the said apparent centerline for three (3) courses; S74°37'34"E, a distance of 279.79'. Thence S 85°38'00" E, a distance of 175.00'. Thence N74°38'00"E, a distance of 272.00'. Thence S 00°00'00" E, a distance of 70.00'. Thence N 74°33'36" E, a distance of 115.92'. Thence N 66°41'54" E, a distance of 186.00'. Thence N 49°07'00" E, a distance of 71.30'. Thence S 00°00'00" E, a distance of 418.77' to a point on the North right-of-way line of said F Street. Thence along said North right-of-way line S 75°30'00" W, a distance of 109.15'. Thence N 85°30'00" W, a distance of 394.52'.

Thence S 76°00'00" W, a distance of 81.70'. Thence S 77°38'45" W a distance of 475.78' to the POINT OF BEGINNING. Said tract of land containing 359854.2 Sq. Ft, or 8.261 Acres more or less.



Council Agenda Summary

May 21, 2019

Agenda Item Number 23

Key Staff Contact: Betsy Holder, City Clerk, 970-350-9742

Title:

Appointment of applicants to the Citizen Transportation Advisory Board, Greeley Art Commission, Historic Preservation Commission, Human Relations Commission, Museum Board, and Youth Commission

Summary:

Council appointment is needed to the above-mentioned boards and commissions due to vacancies and term expirations. Staff continues to actively recruit to fill all vacant positions.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other Issues and Considerations:

Not applicable.

Applicable Council Goal or Objective:

Infrastructure & Growth – Establish the capital & human infrastructure to support & maintain a safe, competitive, appealing, and dynamic community.

Decision Options:

- 1) Appoint or reappoint the individuals to serve on applicable board or commission; or
- 2) Direct staff to re-advertise applicable vacancy.

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

Ballot

May 2019 Boards and Commissions Transmittal Summary



Applicants for the boards and/or commission listed below are in alphabetical order and recommendations from the interviewing team of Councilmembers are shown in bold.

***** BALLOT *****

Citizen Transportation Advisory Board	
<i>1 Vacancy</i>	
_____	Elizabeth Burns
_____	KATRINA HARMS
_____	(Recruit For Additional Applicants)

Greeley Art Commission	
<i>1 Vacancy</i>	
_____	RACHEL FREEMAN
_____	Steve Warren
_____	(Recruit For Additional Applicants)

Historic Preservation Commission	
<i>1 Vacancy</i>	
_____	Pamela Cates
_____	CHRISTEN DEPETRO
_____	Cathy Goza
_____	(Recruit For Additional Applicants)

Human Relations Commission	
<i>3 Vacancies</i>	
_____	RON HEIL (I)
_____	(RECRUIT FOR ADDITIONAL APPLICANTS)

Museum Board	
<i>1 Vacancy</i>	
_____	FLORIS MIKKELSON
_____	(Recruit For Additional Applicants)

Youth Commission	
<i>5 Vacancies</i>	
_____	AMELIA BENAVIDEZ
_____	JAXSON LISCANO-GARCIA (I)
_____	MAYA POTTER (I)
_____	JOHNATHAN RODASTA (I)
_____	RECRUIT FOR ADDITIONAL APPLICANTS

(I) = Incumbent

Boards & Commissions Transmittal

May 10, 2019

Key Staff Contact: Jerry Harvey, Assistant City Clerk, 350-9746

Interview Date

May 16, 2019

Council Interview Team

Councilmembers Smail and Hall

Council Appointment Date

May 21, 2019

Boards and Commissions Being Interviewed

- **Citizen Transportation Advisory Board**
- **Greeley Art Commission**
- **Historic Preservation Commission**
- **Human Relations Commission**
- **Museum Board**
- **Youth Commission**

Council's Recruitment and Qualifications Policy

General recruitment efforts shall be made with special measures being taken to balance ward representation and attract minority and special population applicants. Generally, volunteers will be limited to serving on one board or commission at a time. (14.2. (c)(2) City Council, Policies and Protocol)

Demographic information of existing board members and any specialty requirements are contained within the attached Membership Rosters.

Legal Issues

The City Attorney's Office reviewed the applications and the attached memorandum addresses any potential conflicts of interest.

It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission.

Should such conflicts arise, the Board or Commission member simply excuses themselves from that particular item but such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Applicable Council Goal or Objective

Infrastructure & Growth – Establish the capital & human infrastructure to support & maintain a safe, competitive, appealing, and dynamic community.

Decision Options

1. Recommend candidates for appointment; or
2. Direct staff to re-advertise applicable vacancy.

Attachments

1. Interview Schedule
2. Conflict Memorandum from City Attorney's Office
3. Sample Ballot
4. Membership Rosters & Input from above mentioned Boards and Commissions
5. Applications of those being considered for interview and/or considered for appointment

Transmittal reviewed by:



Roy Otto, City Manager



Betsy Holder, City Clerk

City Council Agenda - City of Greeley, Colorado

Council Agenda Summary

May 21, 2019

Agenda Item Number 24

Title

Scheduling of Meetings, Other Events

Summary

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Worksession Schedule regarding any upcoming meetings or events.

Attachments

Council Meeting/Worksession Schedule
Council Meetings/Other Events Calendar

City Council Meeting Schedule

Date	Description	Staff Contact	
May 28, 2019 Worksession	Annual Museums & Colorado Model Railroad Museum Presentation	Andy McRoberts	0.50
	Monthly Financial Report	Renee Wheeler	0.50
June 4, 2019 Council Meeting	Alzheimer's Awareness Proclamation	Betsy Holder	Recognitions
	Ordinance - Intro - Third Additional Appropriation	Renee Wheeler	Consent
	Ordinance - Final - 2034 Enclave Annexation Establishment of Zoning	Brad Mueller	Regular
June 11, 2019 Worksession			
June 18, 2019	***CANCELLED***		
June 25, 2019 Worksession	Monthly Financial Report	Renee Wheeler	0.50
July 2, 2019 Council Meeting	Ordinance - Final - Third Additional Appropriation	Renee Wheeler	Regular
July 9, 2019 Worksession			
July 16, 2019 Council Meeting	Board & Commission Appointments	Betsy Holder	Regular
July 23, 2019 Worksession	Revenue Assumptions	Renee Wheeler	0.50
	Monthly Financial Report	Renee Wheeler	0.50
August 6, 2019 Council Meeting			
August 13, 2019 Worksession	CIP, Water, Sewer, & Stormwater Budget Presentation	Renee Wheeler	1.00
August 20, 2019 Council Meeting	Board & Commission Appointments	Betsy Holder	Regular
August 27, 2019 Worksession	2020 Budget Presentation	Renee Wheeler	1.00
	Monthly Financial Report	Renee Wheeler	0.50
September 3, 2019 Council Meeting			
September 10, 2019 Worksession	2020 Budget Presentation	Renee Wheeler	1.00
September 17, 2019 Council Meeting	Board & Commission Appointments	Betsy Holder	Regular
September 24, 2019 Worksession	CDBG Presentation	Ben Snow	0.50
Meeting	2020 Budget Presentation	Renee Wheeler	1.00
	Monthly Financial Report	Renee Wheeler	0.50
October 1, 2019 Council Meeting	Public Hearing to approve 2020 budget and 2020-2024 Consolidated Plan	Ben Snow	Regular
	Ordinance - Intro & Public Hearing- 2020 Budget Adoption	Renee Wheeler	Regular
October 8, 2019 Worksession			
October 15, 2019 Council Meeting	Ordinance - Final - 2020 Budget Adoption	Renee Wheeler	Regular
	Board & Commission Appointments	Betsy Holder	Regular
October 22, 2019 Worksession	Monthly Financial Report	Renee Wheeler	0.50
November 5, 2019 Council Meeting			
November 12, 2019 Worksession			
November 19, 2019 Council Meeting	Board & Commission Appointments	Betsy Holder	Regular
November 26, 2019 Worksession	Monthly Financial Report	Renee Wheeler	0.50
December 3, 2019 Council Meeting			

May 20, 2019 - May 26, 2019

May 2019							June 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11	2	3	4	5	6	7	8
12	13	14	15	16	17	18	9	10	11	12	13	14	15
19	20	21	22	23	24	25	16	17	18	19	20	21	22
26	27	28	29	30	31		23	24	25	26	27	28	29
							30						

Monday, May 20

Tuesday, May 21

6:30pm - 7:30pm City Council Meeting (1001 11th Avenue) 🕒

Wednesday, May 22

11:30am - 1:30pm Public Works Week BBQ (Island Grove 4H Building) - Council Master Calendar

3:00pm - 3:30pm GPD Swearing In Ceremony (Kent Donahue Community Room, GPD) - Council Master Calendar

Thursday, May 23

Friday, May 24

Saturday, May 25

Sunday, May 26

May 27, 2019 - June 2, 2019

May 2019							June 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3	4						1
5	6	7	8	9	10	11		2	3	4	5	6	7
12	13	14	15	16	17	18		9	10	11	12	13	14
19	20	21	22	23	24	25		16	17	18	19	20	21
26	27	28	29	30	31			23	24	25	26	27	28
								30					

Monday, May 27

9:00am - 10:00am Linn Grove Cemetery Memorial Day Program
(Linn Grove Cemetery) - Council Master Calendar

11:30am - 12:30pm Greeley Chamber of Commerce (Gates) 

6:00pm - 7:00pm Youth Commission (Smail) 

Tuesday, May 28

5:00pm - 6:00pm City Council Worksession (1001 11th Avenue) 

Wednesday, May 29

7:00am - 8:00am Upstate Colorado Economic Development
(Gates/Hall) (Upstate Colorado Conference Room) - Council Master Calendar 

Thursday, May 30

Friday, May 31

11:30am - 1:00pm RSVP Required: Greeley Stampede Kickoff Luncheon (Exhibition Building - Island Grove Park) - Council Master Calendar

Saturday, June 1

Sunday, June 2

June 3, 2019 - June 9, 2019

June 2019							July 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

Monday, June 3

Tuesday, June 4

6:30pm - 7:30pm City Council Meeting (1001 11th Avenue)

Wednesday, June 5

Thursday, June 6

7:00am - Poudre River Trail (Hall)

3:30pm - IG Adv. Board (Smail)

6:00pm - MPO (Gates/Casseday)

Friday, June 7

Saturday, June 8

Sunday, June 9

June 10, 2019 - June 16, 2019

June 2019							July 2019						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

Monday, June 10

Tuesday, June 11

 **5:00pm - 6:00pm City Council Worksession (1001 11th Avenue)** 

Wednesday, June 12

Thursday, June 13

Friday, June 14

Saturday, June 15

 **10:00am - 11:00am City Chat with Councilmember Suniga (TBD)** 

Sunday, June 16

Council Agenda Summary

May 21, 2019

Agenda Item Number 25

Title

Consideration of a motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and at any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements and ordinances

Council's Recommended Action

A motion to approve the above authorizations.

Council Agenda Summary

May 21, 2019

Agenda Item Number 26

Title

Adjournment